# 42 Pages

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CLERK, U.S. BANKRUPTCY COURT
EASTERN DISTRICT OF CALIFORNIA

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6	SUMMERFIELD APARTMENTS IN DIXO	DN, LLC
7		
8	UNITED STATES	S BANKRUPTCY COURT
9	EASTERN DIST	RICT OF CALIFORNIA
10		
11	In Re:	Case No. 09-26417
12	SUMMERFIELD APARTMENTS IN DIXON, LLC,	WFH-4
13	Debtor.	
14	2000000	
15		
16		
17	Derived the D	EBTOR'S
18	DATED D	AN OF REORGANIZATION, ECEMBER 9, 2009
19		
20	Α	RTICLE 1
21	S	UMMARY
22	This First Amended Plan of Reo	rganization (the "Plan") under chapter 11 of the
23	Bankruptcy Code (the "Code") proposes to	pay creditors of Summerfield Apartments in Dixon,
24	LLC ("Debtor") from future income and t	he eventual sale or refinancing of Debtor's primary
25	asset.	
26	This Plan provides for five classes	of secured claims; three classes of unsecured claims;
27	and one class of equity security holders. Un	secured creditors holding allowed claims will receive
28	distributions, which the proponent of this	Plan has valued at approximately 100 cents on the

Wilke, Fleury, Koppelt, Gould & Birney, LLP Attorney at Law Sacramento

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DEBTOR'S FIRST AMENDED PLAN OF REORGANIZATION, DATED DECEMBER 9, 2009

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WHER, FLEORY, OFFELT, GOULD & BURNEY, LLP STURNERS AT LAW SACREMON dollar. This Plan also provides for the payment of administrative and priority claims (to the extent permitted by the Code or the claimant's agreement)

All creditors and equity security holders should refer to Articles III through VI of this Plan for information regarding the precise treatment of their claim. A disclosure statement that provides more detailed information regarding this Plan and the rights of creditors and equity security holders has been circulated with this Plan. Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one. (If you do not have an attorney, you may wish to consult one.)

#### ARTICLE 2

#### CLASSIFICATION OF CLAIMS AND INTERESTS

- 2.1 <u>Class 1</u>. All allowed claims entitled to priority under Section 507 of the Code (except administrative expense claims under Section 507(a)(2), and priority tax claims under Section 507(a)(8) of the Code).
- 2.2 <u>Class 2(a)</u>. The claim of Charles Lomelli, Tax Collector for Solano County, for real property taxes on Debtor's real property located at 400-480 Ellesmere Drive, Dixon, California (the "Real Property"), and secured thereby.
- 2.3 <u>Class 2(b)</u>. The claim of Bank of Sacramento (and its participant, Pacific Coast Bankers' Bank) secured by a senior deed of trust on the Real Property.
- 2.4 <u>Class 2(c)</u>. The claim of Bank of Sacramento secured by a junior priority deed of trust on the Real Property.
- 2.5 <u>Class 2(d)</u>. The claim of Meadowood Village of Dixon Association, a California non-profit mutual benefit corporation (the "HOA").
- 2.6 <u>Class 2(e)</u>. The claims of (i) D&D Custom Cabinets and (ii) Cal Roofing Systems, Inc. (together, the "Mechanics' Lienors") secured by mechanics' liens on the Real Property, to the extent allowed as a secured claim under Section 506 of the Code.
- 2.7 <u>Class 3(a)</u>. All unsecured claims allowed under Section 502 of the Code in an amount less than or equal to an aggregate of \$750 per claimant, except Class 3(b) claims.

- 2.8 <u>Class 3(b)</u>. All unsecured claims allowed under Section 502 of the Code, except Class 3(a) claims.
  - 2.9 <u>Class 4</u>. Equity interests in Debtor.

#### ARTICLE 3

## TREATMENT OF ADMINISTRATIVE EXPENSE CLAIMS, U.S. TRUSTEES FEES, AND PRIORITY TAX CLAIMS

- 3.1 <u>Unclassified Claims</u>. Under Section 1123(a)(1), administrative expense claims, and priority tax claims are not in classes.
- 3.2 Administrative Expense Claims. Each holder of an administrative expense claim allowed under Section 503 of the Code will be paid in full on the Effective Date (defined in Article VII), in cash, or upon such other terms as may be agreed upon by the holder of the claim and the Debtor. Notwithstanding the foregoing, Debtor may defer payment of any administrative claim of Frank J. Andrews, Jr. ("Andrews"), to April 1, 2012.
- 3.3 <u>Priority Tax Claims</u>. Each holder of a priority tax claim will be paid equally amortized quarterly installments, commencing the end of the calendar quarter that begins immediately after the Effective Date, over a period of 5 years from the commencement of the Case; provided, however, priority tax claims will be due in full on the earliest of the date on which Class 3(a) or Class 3(b) claims are to be paid.
- 3.4 <u>United States Trustee Fees</u>. All fees required to be paid by 28 U.S.C. §1930(a)(6) ("U.S. Trustee Fees") will accrue and be timely paid until the Case is closed, dismissed, or converted to another chapter of the Code. Any U.S. Trustee Fees owed on or before the Effective Date will be paid on the Effective Date.

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## TREATMENT OF CLAIMS AND INTERESTS UNDER THE PLAN

#### Claims and interests shall be treated as follows under this Plan: 4.1

4	Class	Impairment	Treatment
5	Class 1 — Priority Claims	unimpaired.	Class I is unimpaired by this Plan, and each holder of a Class I Priority Claim will be paid in full, in cash, upon the later of the Effective Date or the date
6			on which such claim is allowed by a final non appealable order.
8	Class 2(a) – Secured Claim of	unimpaired.	Class 2(a) will retain all of its rights and remedies provided under applicable non-bankruptcy law.
9	Charles Lomelli, Solano County Tax Collector		Class 2(a) will be paid as specified in Section 3.3 of the Plan.
10	Class 2(b) – Claim of Bank of	impaired	Class 2(b) will receive the treatment set forth in Exhibit 2.
12	Sacramento (and its participant,		
13	Pacific Coast   Bankers` Bank)   secured by a		
14	senior deed of trust on the Real		
15	Property Class 2(c) –	impaired	Class 2(c) will receive the treatment set forth in
16	Claim of Bank of Sacramento		Exhibit 2.
17	secured by a junior priority deed of trust on		
18	the Real Property		~~~
19	Class 2(d) – Claim of the HOA.	unimpaired	Class 2(d) will retain all of its rights and remedies provided under applicable non-bankruptcy law. The Class 2(d) claim will be paid in the ordinary course
20   21			through performance of the executory contracts and obligations assumed pursuant to paragraph 6.1.1.
22	Class 2(e) – Secured claims	impaired	Class 2(e) shall be deemed to have valid mechanics' liens on Debtor's real property. Class 2(e) shall
23	of (i) D&D Custom Cabinets		retain its rights and remedies under state law, but shall be enjoined from exercising those rights and
24	and (ii) Cal Roofing		remedies until April 1, 2012.
25	Systems, Inc. Class 3(a)	impaired	Holders of Class 3(a) claims shall receive payment
26	Claims of Convenience		in full, without interest, on or before April 10, 2010:
27	Class		i

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[]	Class 3(b) — Claims of	impaired	Class 3(b) claims shall accrue interest at the rate of 8% per annum simple interest from the Effective
2	General Unsecured		Date. Class 3(b) claims shall be due and payable in full on April 1, 2012.
3	Creditors		
4	Class 4 – Interests of	impaired	Holders of Class 4 equity interests shall retain their equity interests, but their equity interest will be
5	Equity Security Holders of Debtor		reduced to as low as 85% of the membership interests in Debtor. On the Effective Date, Debtor
6	120000		will obtain a capital contribution of \$60,000 from Andrews or another person or entity. If the
7			contribution is made by another person or entity, the contribution may be made in exchange for up to a
8			15% membership interest in Debtor.
9			ARTICLE 5
10		ALLOWAI	NCE AND DISALLOWANCE OF CLAIMS
	5. i <u>D</u> i	sputed Claim	. A disputed claim is a claim that has not been allowed or
12	disallowed by a f	inal non-appe	alable order, and as to which either: (i) a proof of claim has been
13	filed or deemed f	iled, and the I	Debtor or another party in interest has filed an objection, or (ii) no
14	proof of claim ha	s been filed, a	nd the Debtor has scheduled such claim as disputed, contingent, or
15	unliquidated.		
16	5.2 <u>De</u>	lay of Distril	pution on a Disputed Claim. No distribution will be made on
17	account of a dispo	ited claim unl	ess such claim is allowed by a final non-appealable order.
18	5.3 <u>Se</u>	ttlement of D	isputed Claims. The Debtor will have the power and authority to
19	settle and compre	omise a dispu	ted claim with approval of the Court and compliance with Rule
20	9019 of the Feder	al Rules of Ba	nkruptcy Procedure.
21			ARTICLE 6
22	PROVISIC	NS FOR EX	ECUTORY CONTRACTS AND UNEXPIRED LEASES
23	6.1 <u>As</u>	sumed Execut	ory Contracts and Unexpired Leases.
24	6.3	.1 The Debi	for assumes all post-petition executory contracts and the following
25	executory contrac	ts and/or unex	pired leases effective upon the Effective Date:
26		6.1.1.1	Lease of laundry space and equipment between Debtor and
27	Coinmatch Corpe	ration.	
28		6.1,1.2	Subsidy contract between Debtor and the HOA, as amended.
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	6.1.1.3 Meadowood Village Grant of Easement and Maintenance
2	Agreement.
3	6.1.1.4 Declaration of Annexation of Meadowood Village Phase 2 &
4	Amendment to Meadowood Village Declaration of Restrictions, Amended and Restated.
5	6.1.1.5 Working Capital Fund Agreement between Debtor and the
6	HOA, as amended.
7	6.1.2 The Debtor will be conclusively deemed to have rejected all executory
8	contracts and/or unexpired leases not expressly assumed under section 6.1.1 above, or before the
9	date of the order confirming this Plan, upon the Effective Date. A proof of a claim arising from
10	the rejection of an executory contract or unexpired lease under this section must be filed no later
111	than 30 days after the date of the order confirming this Plan.
12	ARTICLE 7
13	GENERAL PROVISIONS
14	7.1 <u>Definitions and Rules of Construction</u> . The definitions and rules of construction
15	set forth in Sections 101 and 102 of the Code shall apply when terms defined or construed in the
16	Code are used in this Plan, and they are supplemented by the following definitions:
17	7.1.1 "Banks" shall mean Bank of Sacramento and Pacific Coast Bankers' Bank
18	together.
19	7.1.2 "Budget" shall mean Exhibit 1 hereto; provided, however, that Debtor and
20	the Banks may agree to revise or amend the Budget, in which case the Budget as so revised or
21	amended will be the "Budget" without further order of the Court.
22	7.1.3 "Capital Contribution" shall mean the contribution of capital to Debtor
23	made pursuant to Section 9.2.5 below.
24	7.1.4 "Case" shall mean the above-captioned bankruptcy case of Debtor.
25	7.1.5 "Court" shall mean the United States Bankruptcy Court for the Eastern
26	District of California, Sacramento Division, or such other court as has jurisdiction over Debtor in
27	the Case.
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7.7 <u>Corporate Governance</u>. Debtor shall be prohibited from issuing non-voting equity securities until all prepetition claims have been paid in full.

#### ARTICLE 8

#### DISCHARGE

8.1 <u>Discharge</u>. On the Effective Date, Debtor will be discharged from any debt that arose before confirmation of this Plan, subject to the occurrence of the Effective Date, to the extent specified in Section 1141(d)(1)(A) of the Code, except that Debtor will not be discharged of any debt: (i) imposed by this Plan; or (ii) of a kind specified in Section 1141(d)(6)(B).

#### ARTICLE 9

#### OTHER PROVISIONS

9.1 Revesting of Title. Except as provided in this Plan or in the confirmation order, on the Effective Date, Debtor shall be vested with all of the property of the estate of Debtor free and clear of all claims, liens, charges and other interests of creditors arising prior to the filing date except for those liens specifically described in this Plan. After confirmation, Debtor shall be entitled to liquidate its assets free of any restrictions of the Code based on the pendency of the Case.

#### 9.2 Means for Implementation of this Plan:

- 9.2.1 Subject to the Restructured Loan Documents, Debtor shall be authorized (i) to lease all or any part of the Real Property on terms deemed, in the sole discretion of Debtor, to be in Debtor's best interests; and (ii) to retain professionals and others, including, but not limited to, property management professionals and leasing agents, to assist Debtor in leasing the Real Property.
- 9.2.2 Debtor shall deposit in a segregated account all rents and other income of the Real Property in accordance with the Restructured Loan Documents. The prepetition liens of the Banks shall continue to attach to the funds in the segregated account.
- 9.2.3 Unless Debtor is in material default under the terms of this Plan or the Restructured Loan Documents and such default is not cured within the time provided by the

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Restructured Loan Documents, Debtor shall be authorized by the Restructured Loan Documents to make disbursements from the segregated account for all of the following:

- 9.2.3.1 Costs of managing and operating the Real Property as and in amounts not to exceed those set forth on the Budget, including, but not limited to, costs of the property manager and leasing agent, costs under any agreement with the HOA that is assumed hereunder (the Class 2(d) claims), and all maintenance and repair costs of the Real Property;
- 9.2.3.2 Costs of completing construction on any portion of the Real Property as and in amounts not to exceed those set forth on the Budget; and
- 9.2.3.3 Payment of Class 2(b), 2(c) and 3(a) claims pursuant to the Restructured Loan Documents.
- 9.2.4 Further, Debtor shall be authorized to make disbursements from the Capital Contribution for all of the following:
- 9.2.4.1 Payment of any amounts that may (whether or not there is a default) otherwise be paid from the segregated account; and
- 9.2.4.2 Payment of administrative claims, except administrative claims owed to Andrews.
- 9.2.5 To provide additional monies to fund this Plan, Debtor will obtain a cash contribution of capital to Debtor in the amount of not less than \$60,000. The cash contribution may be made by Debtor's current principal, Andrews, or another person. If made by a person other than Andrews, the cash contribution may be made in exchange for membership interests in Debtor equaling up to 15% of the ownership interest of Debtor.
- 9.3 Retention and Enforcement of Claims. Pursuant to Section 1123(b)(3) of the Code, except as provided in the Restructured Loan Documents, Debtor shall retain and hereby expressly reserves the right and discretion to prosecute or enforce any and all claims, including but not limited to causes of action against third parties under applicable State or Federal law, held by Debtor, whether such claims arose or accrued before or after the filing date. Without limiting the foregoing, Debtor retains all claims, rights, causes of action that existed prior to the -9-

commencement of the Case or any causes of actions that might arise under, among other things, Sections 541, 542, 544, 546, 547, 548, 549 or 550 of the Code.

- 9.4 <u>Claims for Postpetition Interest, Fees, Costs or Charges.</u> Except as specifically provided for as part of a claim allowed under the terms of this Plan, any claim for interest, fees, costs, or charges, including attorneys' fees and costs, allowable under Section 506(b) and accruing after the filing date but before the Effective Date shall be disallowed unless, on or before 30 days following the Effective Date, the creditor asserting such claim files a proof of claim setting forth the amounts claimed accruing up to and including the Effective Date.
- 9.5 <u>Post-Confirmation Payment of Professionals.</u> All professionals, including but not limited to attorneys and accountants, providing post-confirmation services to Debtor shall submit periodic invoices to Debtor. Debtor is authorized to pay such periodic invoices without further order of the Court.
- 9.6 <u>Use of Code Section 1129(b)</u>. Debtor, as the proponent of this Plan, hereby requests, pursuant to Section 1129(b) of the Code, that the Court find that the provisions of this Plan provide fair and equitable treatment to, and do not unfairly discriminate against, those claimants and interest holders who are impaired under this Plan and who elect not to accept this Plan, and that the Court confirm this Plan under the so-called "cram-down" provisions of the Plan pursuant to Section 1129(b) of the Code notwithstanding the requirement of Section 1129(a)(8) of the Code as to such claimants.
- 9.7 <u>Retention of Jurisdiction</u>. Notwithstanding confirmation of this Plan or the Effective Date having occurred, the Court shall retain full jurisdiction as provided in 28 U.S.C. \$1334 to enforce the provisions, purposes, and intent of this Plan including, without limitation:
- 9.7.1 Determination of the allowability and classification of claims and interests upon objection to such claims and interests;
- 9.7.2 Determination of requests for payment of Claims entitled to priority under Section 507(a)(1) of the Code, including compensation of parties entitled thereto;

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1 .	9.7.3 Resolution of controversies and disputes regarding interpretation of this
2.	Plan;
-3	9.7.4 Implementation of the provisions of this Plan and entry of orders in aid of
4.	confirmation, including, without limitation, appropriate orders to protect Debtor from creditor
5	action;
6	9.7.5 Modification of this Plan pursuant to Section 1127 of the Code;
7.	9.7.6 Adjudication of any causes of action, including avoiding powers actions,
8	brought by Debtor;
9	9.7.7 Entry of a final decree closing the Case.
10	DATED: November 16, 2009 WILKE, FLEURY, HOFFELT,
*1	GOULD & BIRNEY, LLP
12	11/5
13	By: DANIEL L. EGAN
14	Attorneys for Debtor SUMMERFIELD APARTMENTS IN
15	DIXON, LLC
16	SUMMERFULD APARTMENTS IN DIXON, LLC
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18	By: Frank J. Andrews, Jr., Managing Member
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Hoppelt, Could & Berney, ELP Attraces at Law Sackhento	481599.6 DEBTOR'S FIRST AMENDED PLAN OF REORGANIZATION, DATED DECEMBER 9, 2009

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	E UP BUDGET 2009-2012						ECTIONS			
		2009	2009	2009	2009	2009	2009	2809	2018	20
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INCOM	<b>\$</b> E									
*GROS	S SCHEDULED RENTS	5,035	12,290	20,540	32,390	43,345	52,350	58,440	60,230	66.8
Rental l	Income		*******************		nonnous virgoni pronuedi					
	Rental Income	5,035	12,290	20,540	32,390	43,345	52,350	56,290	60,230	66,8
	Promotional Rent Rent-Employee Unit	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2.3
	Total Rental Income	7,185	14,440	22,698	34,540	45,495	54,500	58,440	62,380	69,0
<b>W</b> TALLS STOR	to <b>e t</b> ector and								***************************************	
	si Income Interest income	1 .1							····	
5490	Misc Financial Income		*			-				
	Tutal Financial Income					-]				
Bokan S	for orional a									
Other 1	Balance forward	61,370		1	3	······	······································			
*****	Homeowners Maint Fees	307	307	307	307	307	307	307	307	
	NSF & Late Charges			-			_	~		
	Credit Check Fees	200	225	250	300	300	300	175	125	
	Laundry & Vending Bad Debt Collected	875	\$75	875	875	875	875	875	875	3
	Misc. Income	<del>- </del>								
	Total Other Income	62,752	1,407	1,432	1,482	1,482	1,482	1,357	1,307	1,
	, INCOME	69,937	15,847	24,122	36,822	46,977 (	55,982	59,797	63,687	70,
6251	Advertising Commissions & Referrals	2,100 300	1,500 500	1,200 500	1,100 500	1,000 500	1,000	1,000 300	1,000	1,3
6253	Promotional Expense Furniture Rental	2,825	500	400	4(X)	400	400	400	400	
	Credit Checks	290	225	250	300	300	300	175	125	
	20 L C 12 L 2									
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Total Renting Expense	5,425 [	2,725 ]	2,350	2,300	2,200	2,000	1,875	1,825 ]	<u>I,</u> i
	strative Expense Office Supplies	650	125	125	125	125	125	125	125	
	Office Equip /Repair	25	25	25	25	25	25	25	25	<del></del>
6320	Management Fees	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,
	Resident Manager's Salary	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,
6337	Employee's Apt Allowance Administrative Fees	2,250 72	2,250 72	2,250 72	2,250 72	2,250 72	2,250 72	7,250 72	2,250	2,
6340	Legal Expense	<del></del>			7.4				72	•••••
6350	Auditing Fers				-	- M		- 1	-	**********
	Bunkkeeping/Acating Fees					v	¥		-1	
6360}	Telephone	275	275	275	275	275	275	275	275	e a a ini a a pinin a in p
77.78	Postage & Messenger Bad Debts	15	15	15	15	1.5	15	15	15	
	TOWN SOMEON	- <del> </del>								***********
6370 6380	Meetings & Training			***************************************	······································	_	+			
6370 6380 6390	Misc. Administration Exp		-							
6370 6380 6390		9,787	9,262	9,262	9,262	9,262	9,262	9,262	9,262	9,
6370 6380 6390	Miss: Administration Exp Total Administrative Expense	9,787	9,262	9,262	9,262	9,262	9,262	9,262	9,262	9,
6370 6380 6390 Utility I	Misc. Administration Exp	9,787								******
6370 6380 6390 Unitiry 6458 6459	Mise: Administration Exp Total Administrative Expense Expenses Electricity - Vacant Units/Emp Giss - Vacant Units/Emp	250 45	250 45	250 45	9,262 250 45	9,262 250 45	9,262 250 45	9,262 250 45	9,262 250 45	
6370 6380 6390 Unitry 6458 6459 6450	Mise: Administration Exp Total Administrative Expense  Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp Electricity	250 45 835	250 -45 835	250 45 835	250 45 835	250 45 833	250 45 833	250 45 835	250 45 835	9,3
6370 6380 6390 Unitity 6458 6459 6450 6451	Mise. Administration Exp Total Administrative Expense  Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp Electricity Water	250 45 835 3,275	250 -45 -835 3,275	250 45 835 3,275	250 48 835 3,275	250 45 833 3,278	250 45 835 3,275	250 45 835 3,275	250 45 835 3,275	3,
6370 6380 6390 Unitry 6458 6459 6450	Miss: Administration Exp Total Administrative Expense  Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp Electricity Water Gas	250 45 835	250 -45 835	250 45 835	250 45 835	250 45 833	250 45 833	250 45 835	250 45 835	

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Dixon,	Call	omi		
LEASE	UP	BUD	GEI	20
		****	****	

#### E BANKRUPTCY PLAN PROJECTIONS 109-2012

		2009	2009	2009	2009	2009	2009	2009	2916	2010
		JUN	nn.	AUG	SEP	ост	NOV	DEC	JAN	FEB
	ting Expenses									
	Cleaning Supplies	101	10	10	10]	(0)	10	10	10]	10
	Automobile Expense	15 1	15	15	15	15	- išt	15	13	15
	Exterminating Contract	250	250	259	250	250	250	250	250	250
	Exterminating Supplies							~		
	Garbage & Trash Removal	1,663	1,663	1,663	1,663	1,663	3,325	3,325	3,325	3,325
6529	Antenna Repair		-			a construction				
	Swimming Pool Maintenance	175	175	175	175	175	175	175	175	175
6548	Sweeping Contract		-				***************************************			
6480	Cable Television	-	-		-		- 1		-1	
										*************
*******	Total Operating Expense	2,113	2,113	2,113	2,113	2,113	3,775	3,775	3,775	3,778
Spins	ensace Expenses									
	Security - Contracted							- 1		
	Security - Payroll									
	Fire Extinguishers									
	Locks/Keys	10	10	10	10	10	10	10	10	10
	Grounds - Payroll									······································
	Grounds - Supplies	10	10	10	10	101	10	10	10	10
6537	Grounds - Contract	1,450	1,450	1,450	1,450	1,450	1,450	1,456	1,450	1,450
6517	Cleaning - Contracted	45	45	45	45	45	45	45	45	45
6510	Cleaning - Payroll						v.		-	*
	Repairs Payroll	1,000	1,000	1,500	1,900	2,650	2,650	2,650	2,650	2,650
	Repairs Material	50	50	50	150	250	345	345	345	250
	Carpet Maintenance	-	.J	-			-	35	35	35
	Heating Repairs		*		•	*	125	125	125	125
	A/C Maintenance	500	508	500	500	500		- 3	- [	*************
6544	Plumbing Repairs	200	200	200	200	200	260	200	200	200
6543	Appliance Repairs		-4			÷	÷ -	- 1	. ]	***************
	Drapes Maintenance	-	-	-			. }		- }	
6539	Paving	ř	*	^	~	*		-	-	
6561	Painting Supplies	-	<u></u>	-	·			- 1	-	
6558	Exterior Painting		r-				-	-	-	
8559	Painting/Wall Covering					*	~			
6563	Roof Repairs & Maint		~	:	-					
6560	Decorating Payroll	-	~	-		4		÷	- [	
6542	Repairs Contract	-	4	-		^	×:	^	÷.	
	Grounds Improvement	2,750	250				400	. }	-	
	Glass & Screen						-			
6549	Electricel/Lights	50	50	50	50	50	50	50	50	50
6550	){Signs	1,500		-					. [	
6570	Vehicle/Equip Repairs	-		-	1					
	) Towing	-		I		,			- {	
	Misc OP & Maint Expense	-								
*********	Total Maintenance Expense	7,565	. Y CL P	3,815	4,315	\$,165	5,285	4,926	4,920	4,82
*******	Design to commensance the person	1 (303)	3,565	3,813	1 4,313	1 3,193	1 1,482 }	404871	7,749 }	74,02.
	& lasurance				***************************************	-				
	Property Taxes			}						
6711	Payroll Taxes	550	550	619	674	777	777	777	177	77
	Back Property Taxes		******	1			1			*******
	Property Lish/Flood Ins	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,37
	2 Wesker's Compensation	218	218	238	253	283	283	283	283	28
	Fidelity Bond	, ,		T .			~	50		
	Health Insurance	495	495	495	495	495	495	495	495	49
	Other Insurance	-		_						
	9 Misc. Taxes/Licenses	1.75	175	175	175	175	175	175	175	17
******				1	1	I				
	Total Taxes & Insurance	2,813	2,813	2,901	2,972	3,105	3,195	3,155	3,105	3,10

MEADOWOOD VILLAGE Dixon, California LEASE UP BUDGET 2009-2012			BANKRU	PTCFPL		ECTIONS			
EROC OF BOURSE   2003-2012	2009	2009	2509	2009	2009	2009	2009	2010	2010
	JUN	JUL	AUG	SEP	ост	NOV	DEC	JAN	FEB
Reserve	2,913	2,913	2,913	2,913	2,913	2,913	2,913	2,913	2,913
OTAL EXP. BEFORE FINANCIAL	37,926	30,701	30,664	31,185	32,968	33,658	33,210	33,118	33,015
NET Operating Income	32,011	(14,854)	(6,543)	4,836	14,908	22,331	26,586	30,576	37,296
·····innano	anaisinannonna seesseesseesseesse								
NET Operating Income	32,011	(14,854)	(6,543)	4,836	14,968	22,331	26,586	30,576	37,296
Fin <b>a</b> ncial Expense									
6828 Debt Service - 1st TD P/I									
Debt Service - 2nd TD P/I									
6890 Miscellaneous Fin Exp Chapter 11 QTRLY FEE									
Convenience Class			975			975			4,875
Total Financial Expense			975			2,556 3,531			4,875
									7,01.0
Less: Curr. Year Capital Additions		·····	***************************************		***************************************		·····		
CONSTRUCTION:	***************************************								
Interior Paint					***************************************		300	300	300
Cabinets & Installation									
Tub Eclasures/Shower Doors	······································						650	650	650
Flooring Bath Med Cabinet & Mirror							7,880	7,880	7,880
Kitchen/Bath Counters				••••			530 5,580	530 5,580	5,580
Window Coverings		***************************************		<del>-</del>			1,230	1,230	1,230
Flumbing Fixtures	***************************************						1,290	1,290	1,290
Toilets		•••••				***************************************	1,635	1,635	1,635
Kitchen Appliances							6,090	6,090	6,090
Windows & Screens							365	365	365
Ceiling Refexture & Drywali							1,000	1,800	1,000
Lighting Fixtures/ Criling Fans							1,420	1,420	1,420
Other (Smoke Detectors, mise)							115	115	115
Patio Tile / Upper Epoxy Decks Door bardware / Baseboards							840	840	840
Electrical (awitches, plates, outlets, ther	· · · · · · · · · · · · · · · · · · ·						3,159	3,159	3,159
1470 Maintenance Equipment	moscars						330	330	330
1486 Floor covering Replacement									
1487 Drapery Replacement	•••••••••••••••••••••••••••••••••••••••			·····		·····	<u>}</u>		
1488 Appliance Replacements		***************************************				***************************************	•••••		
1489 HVAC Replacements					***************************************				
1484 Roof Replacements									
1430 Building Improvements									
1490 Misc. Fixed Assets						·			
Total Additions							32,414	32,414	32,414
NET Coab AFTER Finioace and CAPSTAL Costs Prior to	0.22.0			.,		<del>.</del>			<del> </del>
Contributions	32,011	(14,854)	(7,518)	4,836	14,908	18,800	(5,828)	(1,838)]	
Capital Contributions Services Accounts 6517, 6537, 6538 & 6540.	5,245	2,745	2,995	3,395	4,145	4,545	4,145	4,145	4,145

MEADOWOOD VILLAGE Dixon, Callignia LEASE UP BUDGET 2009-2012			BANKRU	PICY PL	IN PROJE	CTIONS			
	2009 JUN	JUI.	2009 AUG	2009 SEP	2009 OCT	2009 NOV	2609 DEC	2010 Jan	2010 FEB
Month End Cash Balance	37,256	25,146	20,624	28,855	47,908	71,254	69,571	131,879	136,831
Note: Actual Cash Balances	41.891	27,367	47.236	14.143	9.519	57,228			

57,228

This budget is an estimate only and actual income and expenses are subject to change

- Income from Homeowner's Dues for monthly share of maintenance and service costs
- OT Costs and Expenses are annualized and divided by 12.

	, California E UP BUDGET 2009-2012								andria. Selasar	
***********		2010	2010	2010	2010	2010	2810	2010	2010	20
		MAR	APR	MAY	JUN	301.	AUG	SEP	ост	NOV
\$3 <b>4 4 7 8 45</b> 8.						****	*****		****	33557
	S SCHEDULED RENTS	71,855	76,300	81,300	90,000	97,320	97,320	97,320	97,320	97,32
*******	Income									
	Rental Income	71,855	76,300	81,300	85,745	90,190	90,412	90,412	90,412	90,4
	Promotional Rent									
	Rent-Employee Unit Total Rental Income	2,150 74,005	2,150 78,450	2,150 83,450	2,150 87,895	2,150 92,340	2,150 92,562	2,150 92,562	2,150 92,562	2,1 92,5
Zimansi	al Income		PPPC a saya sa sanananina pananangana panananina sa Pa	mmengen op de jeden de ste		neje je o nice <b>nemplaja na na nast</b> il	***************************************		***************************************	
~~~~~	Interest Income			. [				~1		
*********	Misc Financial Income							- 1		******
	Total Financial Income					- 1				
Other I	acome									
	Balance forward			]						
	Homeowners Maint Fees	307	307	307	307	307	307	307	307	3
	NSF & Late Charges				150					
	Credit Check Fees	275	360	300	250	125	125	275	3000	
3910	Laundry & Vending Bad Debt Collected	875	875	875	875	875	875	875	875	
	Misc Income									
	Total Other Income	1,457	1,482	1,482	1,582	1,307	1,307	1,457	1,482	} {
TOTAL	. INCOME	75,462	79,932	84,932	89,477	93,647	93,869	94,019	94,844	94,6
6210	Advertising	1,000	1,600	1,000	575	575	575	575	575	5
6251	Advertising Commissions & Referrals Promotional Expense	300	300	300	200	206	260	200	200	
6251 6250	Commissions & Referrals					***************************************	~~~~~~~~~~			
6251 6250 6253	Commissions & Referrals Promotional Expense	300	300	300		***************************************	~~~~~~~~~~		200	
6251 6250 6253 6252	Commissions & Referrals Promotional Expense Furniture Rental	360 466	300 400	300 400	209	206	260	200	200	
6251 6250 6253 6252	Commissions & Referrals Promotional Expense Furnature Rental Credit Checks Total Renting Expense	360 460 275	300 400 300	300 400  300	200 	200 - - 250	260 - - - - - - -	200 ^ 250	200	
6250 6250 6253 6252	Commissions & Referrals Promotional Expense Furniture Rostal Credit Checks	360 460 275	300 400 - 300 2,000	300 400  300	200 	200 - - 250	260 - - - - - - -	200 250 1,825	200	
6251 6250 6253 6252 4dmias 6311 6316	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks Total Renting Expense Meative Expense Office Supplies Office Equip/Repair	360 460 275 275 1,975	300 400 300	300 400 - 300 2,000 125 - 25	200 250 1,925	206 250 1,025	266 259 1,625	200 ^ 250	200 250 250 1,025	
6251 6250 6253 6252 4dmias 6311 6316 6320	Commissions & Referrals  Promotional Expense  Furniture Rental  Credit Checks  Total Renting Expense  strative Expense  Office Supplies  Office Equip/Repair  Management Fees	366 466 275 275 1,975 125 25 3,500	360 460 	300 400 300 2,000 125 25 3,287	200 250 1,925 125 225 3,877	206 	266 259 1,025 425 25 3,651	200 250 1,025 125 25 3,651	200 250 250 1,025 125 25 25 3,651	3,1
6251 6250 6253 6252 4dmias 6311 6316 6320 6330	Commissions & Referrals  Promotional Expense  Furniture Rental  Credit Checks  Total Renting Expense  strative Expense  Office Supplies  Office Equip/Repair  Management Fees  Resident Manager's Safary	360 460 275 275 1,975 125 25 3,500 3,000	360 460 	300 400 300 2,000 125 25 3,287 3,000	200 250 1,925 125 225 3,877 2,858	206 	266 259 1,025 425 25 3,654 2,850	200 250 1,025 125 25 3,651 2,850	200 250 1,025 1,25 25 25 3,651 2,850	333
6251 6250 6253 6252 Admias 6311 6316 6320 6330 6331	Commissions & Referrals  Promotional Expense Furniture Rental Credit Checks  Total Renting Expense  Meative Expense Office Supplies Office Equip/Repair Management Fees Resident Manager's Safary Employee's Apt Allowance	360 460 275 275 1,975 125 25 3,500 3,000 2,250	360 460 	300 400 300 2,000 125 25 25 3,287 3,000 2,250	200 250 1,925 125 225 3,877 2,858 2,258	206 	266 259 1,625 425 25 3,654 2,850 2,250	200 250 1,025 125 25 3,651 2,850 2,250	200 250 1,025 1,025 125 25 2,850 2,850 2,250	333
6251 6250 6253 6252 6252 4dmias 6311 6316 6320 6331 6331 6332	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense office Supplies Office Supplies Office Equip./Repair Management Fees Resident Manager's Safary Employee's Apt Allowance Administrative Fees	360 460 275 275 1,975 125 25 3,500 3,000	360 460 300 2,000 125 25 3,500 3,000 2,250 72	300 400 300 2,000 125 25 3,287 3,000	200 250 1,925 125 25 3,877 2,856 2,256 72	206 	266 259 1,025 425 25 3,654 2,850 2,250 72	200 250 1,025 125 25 3,651 2,850 2,250 72	200 250 1,025 1,025 25 25 3,651 2,850 2,250 72	333
6251 6250 6253 6252 6252 4dmins 6311 6316 6320 6331 6332 6340	Commissions & Referrals  Promotional Expense Furniture Rental Credit Checks  Total Renting Expense  Office Supplies Office Equip./Repair Management Fees Resident Manager's Safary Employee's Apt Allowance Administrative Fees Legal Expense	360 460 275 275 1,975 125 25 3,500 3,000 2,250	360 460 300 2,000 125 25 3,500 3,000 2,250 72	300 400 300 2,000 125 25 25 3,287 3,000 2,250	200 250 1,925 125 225 3,877 2,858 2,258	206 	266 259 1,625 325 25 3,651 2,850 2,250 72 56	200 250 1,025 125 25 3,651 2,850 2,250 772 50	200 250 1,025 1,025 125 25 2,850 2,850 2,250	3,1
6251 6250 6253 6252 4dmias 6311 6316 6320 6330 6331 6332 6340 6350	Commissions & Referrals  Promotional Expense Furniture Restal Credit Checks  Total Renting Expense Office Supplies Office Supplies Office Equip /Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees	360 460 275 275 1,975 125 25 3,500 3,000 2,250	360 460 300 2,000 125 25 3,500 3,000 2,250 72	300 400 300 2,000 125 25 25 3,287 3,000 2,250	200 250 1,925 125 25 3,877 2,856 2,256 72	206 	266 259 1,025 425 25 3,654 2,850 2,250 72	200 250 1,025 125 25 3,651 2,850 2,250 72	200 250 1,025 1,025 25 25 3,651 2,850 2,250 72	333
6251 6250 6253 6252 6252 6311 6316 6320 6330 6331 6332 6332 6340 6350	Commissions & Referrals  Promotional Expense Furniture Rental Credit Checks  Total Renting Expense  Office Supplies Office Equip./Repair Management Fees Resident Manager's Safary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees	360 460 275 275 1,975 125 25 3,500 3,000 7,250 72	360 400 360 2,000 125 25 3,500 3,000 2,250 72	300 400 300 2,000 2,000 125 25 3,287 3,000 2,250 72	200 250 1,925 123 23 3,877 2,856 2,256 72 50	206 250 1,025 125 25 3,643 2,850 2,250 72 50	266 259 1,025 1,025 25 3,651 2,850 2,250 72 58	200 250 1,025 1,025 25 3,651 2,850 2,250 72 50	200 250 1,025 1,025 25 25 2,850 2,250 7,2 58	3.3 3.3 2.3 2.3
6251 6250 6253 6252 6252 6311 6316 6330 6330 6331 6332 6340 6350 6350	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense Office Supplies Office Supplies Office Equip./Repair Management Fees Resident Manager's Safary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bixikkerping/Accting Fees Telephone	366 466 275 275 1,975 125 25 3,500 3,000 2,250 72	360 460 2,000 2,000 125 25 3,500 3,000 2,250 72	300 400 300 2,000 125 25 3,287 3,000 2,250 72	200 250 1,925 125 225 3,877 2,859 2,250 72 50	206 250 1,025 125 25 3,643 2,850 2,250 72 50	266 259 1,025 425 25 3,651 2,850 2,250 72 50	200 250 1,025 1,025 25 3,651 2,850 2,250 72 50	200 250 3,025 1,025 25 25 3,651 2,850 2,250 72 50	3.3 3.3 2.3 2.3
6251 6258 6253 6252 4dmias 6311 6316 6330 6330 6331 6332 6340 6350 6365 6365 6370	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense Strative Expense Office Supplies Office Equip/Repair Management Fees Resident Managen's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts	360 460 275 275 1,975 125 25 3,500 3,000 7,250 72	360 400 360 2,000 125 25 3,500 3,000 2,250 72	300 400 300 2,000 2,000 125 25 3,287 3,000 2,250 72	200 250 1,925 123 23 3,877 2,856 2,256 72 50	206 250 1,025 125 25 3,643 2,850 2,250 72 50	266 259 1,025 1,025 25 3,651 2,850 2,250 72 58	200 250 1,025 1,025 25 3,651 2,850 2,250 72 50	200 250 1,025 1,025 25 25 2,850 2,250 7,2 58	3.3 3.3 2.3 2.3
6251 6258 6253 6252 4dmias 6311 6316 6336 6331 6332 6338 6358 6365 6365 6365 6370 6380	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense strative Expense Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Audiling Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Had Oebts Meetings & Training	366 466 275 275 1,975 125 25 3,500 3,000 2,250 72	360 400 300 2,000 125 25 3,500 3,000 2,250 72 275 15	300 400 300 2,000 125 25 3,287 3,000 2,250 72	200 250 1,925 125 225 3,877 2,859 2,250 72 50	206 250 1,025 125 25 3,643 2,850 2,250 72 50	266 259 1,025 425 25 3,651 2,850 2,250 72 50	200 250 1,025 1,025 25 3,651 2,850 2,250 72 50	200 250 3,025 1,025 25 25 3,651 2,850 2,250 72 50	1,6 1,6 2,3 2,2 2,2
6251 6258 6253 6252 4dmias 6311 6316 6336 6331 6332 6338 6358 6365 6365 6365 6370 6380	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense strative Expense Office Supplies Office Equip/Repair Management Fees Resident Managen's Salary Employer's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Had Debts Meetings & Training Misc. Administration Exp	300 400 275 1975 1975 25 3,500 3,000 2,250 72 	360 460 2,000 2,000 125 25 3,500 3,000 2,250 72 275 15	300 400 300 2,000 2,000 2,250 3,287 3,000 2,250 72 	200 250 1,925 125 225 3,877 2,859 2,259 72 50 	206 250 1,025 1,025 25 2,5 3,643 2,830 2,250 72 50 275 13 45	266 259 1,025 1,025 1,025 1,025 1,025 2,53 3,651 2,850 2,250 72 56 	200 250 1,025 1,025 25 3,651 2,850 2,250 72 50 275 15	200 250 1,025 1,025 1,025 25 25 2,850 2,250 72 58 275 13	3,6 3,6 2,3 2,2
6251 6258 6253 6252 6252 Admias 6311 6316 6336 6331 6332 6340 6358 6358 6365 6365 6370 6380	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense strative Expense Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Audiling Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Had Oebts Meetings & Training	366 466 275 275 1,975 125 25 3,500 3,000 2,250 72	360 400 300 2,000 125 25 3,500 3,000 2,250 72 275 15	300 400 300 2,000 125 25 3,287 3,000 2,250 72	200 250 1,925 125 225 3,877 2,859 2,256 72 50 	206 250 1,025 125 25 3,643 2,850 7,25	266 259 1,625 25 3,651 2,850 2,250 72 56 275 15	200 250 1,025 1,025 25 3,651 2,850 2,250 72 50 	200 250 1,025 1,025 1,025 125 2,850 2,250 7,2 7,2 7,2 7,2 7,2 7,2 7,2 7,2	3,6 3,6 2,3 2,2
6251 6256 6253 6252 4dmias 6311 6316 6320 6331 6332 6336 6331 6350 6350 6365 6365 6360 6360 6360 6360	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense Strative Expense Office Supplies Office Equip /Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Audiling Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administration Exp Total Administrative Expense	368 469 275 1975 1975 25 3,500 3,000 2,250 72 	360 400 360 2,000 2,000 125 3,500 3,000 2,250 72 72 72 75 15	300 400 300 2,000 2,000 2,250 3,287 3,000 2,250 72 72 73 15 15 15 15	200 250 1,925 125 25 3,877 2,856 2,256 72 50 	200 250 1,925 125 2,830 2,830 2,250 72 50 275 13 45 15 9,363	266 259 1,025 1,025 25 3,651 2,850 2,250 56 	200 250 1,025 1,025 25 3,651 2,850 2,250 72 50 275 15	200 250 1,025 1,025 1,025 25 3,651 2,850 2,250 72 50 275 13 	3,6 3,6 2,3 2,2
6251 6256 6253 6252 4dmias 6311 6316 6320 6330 6331 6332 6350 6350 6350 6365 6370 6380 6390	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense strative Expense Office Supplies Office Equip /Repair Management Fees Resident Manager's Safary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Had Debts Meetings & Training Mise Administration Exp Total Administrative Expense  Expenses Expense	368 468 275 1975 1975 25 3,500 3,000 2,250 72 	360 400 300 2,000 125 23 3,500 3,000 2,250 72 72 275 15 15 9,262	300 400 300 2,000 2,000 2,250 3,287 3,000 2,250 72 	200 250 1,925 125 25 3,877 2,850 2,250 72 50 	200 	266 259 1,025 1,025 25 3,651 2,850 2,250 56 	200 250 1,025 1,025 1,025 1,025 2,25 3,651 2,850 2,250 72 72 50 	200 250 1,025 1,025 25 3,651 2,850 2,250 72 50 275 13 	3.6 2.3 2.2 2.2
6251 6256 6253 6252 4dmin 6311 6316 6320 6331 6332 6336 6350 6350 6365 6365 6370 6380 6390	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense strative Expense Office Supplies Office Equip /Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Audiling Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administration Exp Total Administrative Expense Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp	366 466 275 1975 1975 25 3,500 3,000 2,250 72 	360 400 300 2,000 125 23 3,500 3,000 2,250 72 275 15 15 	300 400 300 2,000 2,000 125 25 3,287 3,000 2,250 72 	200 250 1,925 125 25 3,877 2,839 2,258 72 50 	200 250 1,925 125 25 3,643 2,850 2,250 72 50 275 13 45 15 9,365	266 250 1,025 1,025 1,025 1,025 2,53 1,651 2,850 2,250 50 15 15 15 15 15 15 15 15 15 15	200 250 1,025 1,025 1,025 1,025 2,25 3,651 2,850 2,250 72 50 275 45 45 45 9,373	200 250 1,025 1,025 1,025 255 3,651 2,850 2,250 72 50 275 13 	3, £ 2, 3 2, 2 2, 2
6251 6256 6253 6252 6252 4dmias 6311 6316 6320 6330 6331 6332 6350 6350 6365 6365 6365 6369 6369 6390	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense Strative Expense Office Supplies Office Equip /Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administration Exp Total Administrative Expense Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp Electricity	366 466 275 1975 1975 1975 25 3,509 3,009 2,259 72 	360 460 360 2,000 125 25 3,500 3,000 2,250 72 275 15 15 19,262	300 400 300 2,000 2,000 2,250 3,287 3,000 2,250 72 	200 250 1,925 125 25 3,877 2,839 2,256 72 50 	200 	266 250 1,025 1,025 1,025 1,025 1,025 2,50 2,850 2,250 50 1,025 1,0	200 250 1,025 1,025 1,025 1,025 2,50 2,250 7,2 50 2,75 15 	200 250 1,025 1,025 25,3,653 2,850 2,250 2,250 3,653 2,850 2,250 3,653 2,850 2,250 3,653 2,850 2,250 3,653 2,850 3,653 2,850 3,653 2,850 3,653 3	3,6 2,3 2,2 2,2
6251 6256 6253 6252 6252 Admins 6311 6316 6320 6331 6336 6331 6350 6350 6350 6365 6365 6370 6380 6390 6458 6459 6459	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense Sitrative Expense Office Supplies Office Equip /Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bisakkerping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administrative Expense Total Administrative Expense Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp Electricity Water	366 466 466 275 1975 1975 1975 25 3,500 3,000 7,250 72 	360 460 360 2,000 2,000 125 25 3,500 3,000 2,250 72 72 275 15 15 15 15 25 3,275 45 835 3,275	300 400 300 2,000 2,000 2,250 3,287 3,000 2,250 72 	200 250 1,925 125 25 3,877 2,839 2,256 72 50 	200 250 1,925 125 25 3,643 2,830 2,250 72 50 275 13 45 15 9,365 250 45 833 3,273	266 250 250 1,025 1,025 255 2,850 2,250 3,651 2,850 2,250 50 3,72 50 45 45 45 45 45 45 3,275	200 250 1,025 1,025 1,025 1,025 2,50 2,200 7,2 50 2,75 15 45 45 45 9,373 2,50 45 9,373	200	2 2 3,6 2,8 2,2 2 2 2 2 3,3,2
6251 6258 6253 6252 6252 Admin 6311 6316 6328 6338 6338 6358 6358 6358 6365 6365 6370 6380 6380 6380 6380 6381 6380 6380 6380 6380 6380 6380 6380 6380	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense Strative Expense Office Supplies Office Equip /Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Audiling Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administration Exp Total Administrative Expense Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp Electricity Water Gas	366 466 466 275 1975 1975 1975 25 3,509 3,009 2,259 72 	360 460 360 2,000 2,000 125 25 3,500 3,000 2,250 72 275 15 15 19,262 250 45 833 3,275 255	300 400 300 2,000 2,000 2,250 72 275 15 275 15 275 45 835 3,273 255	200 250 1,925 125 25 3,877 2,839 2,256 72 50 	200 	266 250 250 1,025 1,025 255 2,856 2,256 2,256 3,651 2,856 2,256 3,651 2,856 45 45 45 45 45 45 45 45 45 45 45 45 45	200 250 1,025 1,025 1,025 1,025 2,50 2,250 7,2 50 7,2 50 7,2 50 7,2 50 7,3 1,5 1,5 1,5 1,5 1,5 1,5 1,5 1,5	200	\$ 2 2 3,9 1,9 2,2 2,2 2,2 2,2 3,2,2 3,2,2 3,2,2 3,2,2
6251 6250 6253 6252 6252 Admin 6311 6316 6320 6330 6331 6336 6330 6331 6330 6350 6350 6365 6370 6380 6365 6370 6380 6380 6380 6380 6380 6380 6380 638	Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense Sitrative Expense Office Supplies Office Equip /Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bisakkerping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administrative Expense Total Administrative Expense Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp Electricity Water	366 466 466 275 1975 1975 1975 25 3,500 3,000 7,250 72 	360 460 360 2,000 2,000 125 25 3,500 3,000 2,250 72 72 275 15 15 15 15 25 3,275 45 835 3,275	300 400 300 2,000 2,000 2,250 3,287 3,000 2,250 72 	200 250 1,925 125 25 3,877 2,839 2,256 72 50 	200 250 1,925 125 25 3,643 2,830 2,250 72 50 275 13 45 15 9,365 250 45 833 3,273	266 250 250 1,025 1,025 255 2,850 2,250 3,651 2,850 2,250 50 3,72 50 45 45 45 45 45 45 3,275	200 250 1,025 1,025 1,025 1,025 2,50 2,200 7,2 50 2,75 15 45 45 45 9,373 2,50 45 9,373	200	2 2 3,6 2,8 2,2 2 2 2 2 3,3,3

Dixon, California LEASE UP BUDGET 2009-2012 APR JUN MA. AUG SEP ocr NOV Operating Expenses 6515 Cleaning Supplies 6445 Automobile Expense 6519 Exterminating Contract 6520 Exterminating Supplies 6525 Garbage & Trash Removal 3,325 3,325 3,325 3,325 3,325 3,325 3,325 3,325 3,325 6529 Antenna Repair 6547 Swimming Pool Maintenance 6548 Sweeping Contract 6480 Cable Television Total Operating Expense 3,775 3,775 3,775 3,775 3,775 3,775 3,775 3,775 3,775 Maintenance Expenses 6531 Security - Contracted 6530 Security - Payroll 6532 Fire Extinguishers 6533 Locks/Keys 11) 6535 Grounds - Payroll 6536 Grounds - Supplies ξÜ 6537 Grounds - Contract 1,450 ,450 1,450 1,450 1,450 1,450 1,450 6517 Cleaning - Contracted 6510 Cleaning - Payroll 2,650 2,650 2,650 6540 Repairs Payroll 2,650 2,650 2,650 2,650 2,650 2,650 6541 Repairs Material 6552 Carpet Maintenance 5546 Heating Repairs 6551 A/C Maintenance 5(3) 6544 Plumbing Repairs 5543 Appliance Repairs 6562 Drapes Maintenance 6539 Paving 6561 Painting Supplies 6558 Exterior Painting 6559 Painting/Wall Covering 6563 Roof Repairs & Maint 6560 Decorating Payroll 6542 Repairs Contract 6538 Grounds Improvement 6368 Glass & Screen 6549 Electrical/Lights SO 6550 Signs 6570 Vehicle/Equip Repairs 6580 Towing 6590 Misc O/P & Maint Expense Total Maintenance Expense 4,920 4,920 5,820 2,110 3.110 7,510 7,110 7,110 6,735 Taxes & Insurance 6710 Property Taxes 6711 Payroll Taxes Back Property Taxes 4 746 4,746 6720 Property Liab/Flood Ins 1,375 1,375 1,375 1,375 1.375 1.375 1,375 1,375 1.375 6722 Worker's Compensation 6721 Fidelity Bond 6723 Health Insurance 6729 Other Insurance 6719 Misc. Taxes/Licenses 3,105 Total Taxes & Insurance 3,105 3,105 7.824 3,078 3,078 3.078 7.824 3,078

MEACOWOOD VILLAGE

MEADOWOOD VILLAGE Dixon, California LEASE UP BUDGET 2009-2012									
CEASE OF BODGET 2009-2012	2010	2010	2010	2010	2010	2010	2010	2010	2010
Reserve	MAR 2,913	APR 2,913	MA3 2,913	<b>JUN</b> 2 913	2,913	AUG 2,913	<b>SEP</b> 2,913	OCT 2,913	NOV 2,913
TOTAL EXP. BEFORE FINANCIAL	33,260	33,285	33,972	39,556	34,576	34,985			
-		***************************************			34,370 [	34,703 [	39,331	34,585	34,210
NET Operating Income	42,201	46,646	50,959	49,920	59,070	58,884	54,688	59,459	59,834
NET Operating Income	42,261	46,646	50,959	49,920	59,070	58,884	54,688	59,459	59,834
					******************************				
Financial Expense		***************************************							
6828 Debt Service - 1st TD F/I						38,930	38,930	38,930	38,930
Debt Service - 2nd TD P/I 6890 Miscellaneous Fin Exp.									
Chapter 11 QTRLY FEE	·····		4,875			4,875			1,950
Convenience Class			4,873			9,8/2	<del>-</del>		1,330
Total Financial Expense			4,875			43,805	38,930	38,930	40,880
Less: Curr. Year Capital Additions		<u></u>							
CONSTRUCTION:					}				
Interior Paint	300	300	300	308	300	300	300	500	
Cabinets & Installation			12,800	12,800	12,800	12,800	12,800	12,514	
Tab Eciasures/Shower Doors	658	650	650	650	650	650	650	650	
Flooring	7,880	7,880	7,880	7,880	7,880	7,880	7,880	7,866	· · · · · · · · · · · · · · · · · · ·
Bath Med Cabinet & Mirror	530	530	530	530	530	530	530	500	.,
Kitchen/Buth Counters Window Coverings	5,580 1,230	5,5 <b>8</b> 0 1,230	5,580 1,230	5,580	5,580	5,580	5,580	5,580	***************************************
Plumbing Fixtures	1,290	1,290	1,290	1,239	1,230	1,230	1,230	1,228	************
Tailets	1,635	1,635	1,635	1,635	1,290 1,635	1,290	1,290	1,300 1,641	<del></del>
Kitchen Appliances	6,090	6,090	6,090	6,090	6,090	6,090	6,090	6,100	
Windows & Screens	365	365	365	365	365	365	365	350	
Ceiling Retexture & Drywall	1,000	1,000	1,000	1,000	1,960	1,000	1,000		
Lighting Fixtures/ Ceiling Fans	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,400	
Other (Smoke Detectors, misc)	115	115	115	115	115	115	115	98	•••••
Patio Tite / Upper Epoxy Decks	840	840	840	840	840	840	840	820	
Door hardware / Baseboards	3,159	3,159	3,159	3,159	3,159	3,159	3,159	3,159	*************
Electrical (switches, plates, outlets, the	330	330	330	330	330	330	330	300	
1470 Maintenance Equipment									
1486 Floor covering Replacement									***************************************
1487 Drapery Replacement 1488 Appliance Replacements			·						·
1489 HVAC Replacements	<del>-</del>								······
1484 Roof Replacements		·····	•••••••••••••••••••••••••••••••••••••••						******
1430 Building Improvements									*******
1490 Misc. Fixed Assets									
			***************************************						
7									
Total Additions	32,414	32,414	45,214	45,214	45,214	45,214	45,214	44,006	
NET Cash AFTER Finitable and CAFITAL Costs Prior to Contributions	9,787	14,232	870	4,786	13,856	(30,135)	(29,456)	(23,477)	18,954
			ara a maraka kanananan nanan nanan afa						
Capital Contributions Services Accounts 6517, 6537, 6538 & 6540.	4,145	4,145	4,545	4,228	4,220	4,220	4,220	4,220	4,226

Capital Contributions CASH

#### MEADOWOOD VILLAGE Dixon, California LEASE UP BUDGET 2009-2012 2016 2010 2010 2010 2010 2010 SEP NOV Month End Cash Balance 149,964 168.341 173,757 182,683 200,759 174,844 149,607 130,350 153,524

Note: Actual Cash Balancex

This budget is an estimate only and actual income

NOT Income from Homeowner's Dues for monthly share of maintenance and service costs

NOT Costs and Expenses are annualized and divided by 12.

	E UP BUDGET 2009-2012	
		291
n kuliya Yatiyan M		
X & ( & ) & X & X	#F	DEC
INCO		
	SS SCHEDULED RENTS	97,32
***************************************	Income Rental Income	00.41
	Promotional Rent	90,41
	Rent-Employee Unit	2,15
****	Total Rental income	92,56
an i		
	ial Income Interest Income	
	Mise. Financial Income	
	Total Financial Income	
	**************************************	***************************************
	acome	••••
1	Balance forward Homeowners Maint, Fees	
	NSF & Late Charges	30
	Credit Check Fees	25
5910	Laundry & Vending	87
	Bad Debt Collected	
5190	Misc Income	
ميميها مرما ماياليمان	Total Other Income	1,58
TOTA	LINCOME	94,14
6210 6251	g Expenses Advertising Commissions & Referrals	
		57
6210 6251	Advertising Commissions & Referrals	
6210 6251 6250	Advertising Commissions & Referrals Pronaxional Expense	
6210 6251 6250 6253	Advertising Commissions & Referrals	20
6210 6251 6250 6253	Advertising Commissions & Referrals Promotional Expense Furniture Rental Credit Checks	20
6210 6251 6250 6253	Advertising Commissions & Referrals Proniotional Expense Forniture Rental	20
6210 6251 6250 6253 6252	Advertising Commissions & Referrals Promotional Expense Furniture Rentisl Credit Checks Total Renting Expense	20
6210 6251 6250 6253 6252 Admis	Advertising Commissions & Referrals Promotional Expense Furniture Rentisl Credit Checks Total Renting Expense	20
6210 6251 6250 6253 6252 Admin 6311	Advertising Commissions & Referrals Promotional Expense Furniture Rentisl Credit Checks Total Renting Expense	20
6210 6251 6250 6253 6252 Admin 6311 6316	Advertising Commissions & Referrals Promotional Expense Furniture Rential Credit Checks  Total Renting Expense strative Expense Office Supplies Office Equip/Repair Management Fees	26 25 1,62 1,22 2 2 3,65
6210 6251 6250 6253 6252 Admis 6311 6316 6320 6330	Advertising Commissions & Referrals Promotional Expense Furniture Rential Credit Checks  Total Renting Expense strative Expense Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary	1,62 1,62 1,62 2,2 3,65 2,85
6210 6251 6250 6253 6252 Admin 6311 6316 6320 6330 6331	Advertising Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense strative Expense Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance	26 25 1,62 12 2 3,65 2,85 2,25
6210 6251 6250 6253 6252 Admin 6311 6316 6320 6330 6331 6332	Advertising Commissions & Referrals Promotional Expense Furniture Rential Credit Checks  Total Renting Expense  strative Expense Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees	26 25 1,62 1,22 2,3,65 2,85 2,25 2,25
6210 6251 6250 6253 6252 Admis 6311 6316 6320 6331 6332 6340	Advertising Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense strative Expense Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance	26 25 1,62 1,22 2,3,65 2,85 2,25 2,25
6210 6251 6253 6253 6253 6252 Admin 6311 6316 6320 6331 6332 6340 6353	Advertising Commissions & Referrals Promotional Expense Furniture Rential Credit Checks  Total Renting Expense  strative Expense  Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense  Bookkeeping/Accting Fees	26 25 3,62 2,85 2,85 2,25 5
6210 6251 6252 6252 6252 Admis 6311 6316 6320 6331 6332 6340 6350 6351 6360	Advertising Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense strative Expense Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone	26 25 3,62 2,85 2,85 2,25 3,65 2,85 2,25 2,25 3,65 2,25 3,65 3,65 3,65 3,65 3,65 3,65 3,65 3,6
6210 6251 6252 6253 6252 Admis 6311 6316 6320 6331 6332 6340 6350 6351 6360 6363	Advertising Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense  strative Expense Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger	26 25 3,62 2,85 2,85 2,25 3,65 2,85 2,25 2,25 3,65 2,25 3,65 3,65 3,65 3,65 3,65 3,65 3,65 3,6
6210 6251 6252 6252 6252 Admis 6311 6316 6320 6331 6332 6340 6351 6360 6363 6363	Advertising Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense  strative Expense  Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts	26 25 1,62 2 3,65 2,85 2,25 7 5
6210 6251 6250 6253 6252 Admin 6311 6316 6320 6330 6331 6332 6340 6350 6350 6360 6360 6380	Advertising Commissions & Referrals Pronxitional Expense Furniture Rental Credit Checks  Total Renting Expense  strative Expense Office Supplies Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Acoting Fees Telephone Postage & Messienger Bad Debts Meetings & Training	26 25 1,62 2 3,65 2,85 2,25 7 5
6210 6251 6250 6253 6252 Admin 6311 6316 6320 6330 6331 6332 6340 6350 6350 6360 6360 6380	Advertising Commissions & Referrals Promotional Expense Furniture Rental Credit Checks  Total Renting Expense  strative Expense  Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts	26 25 3,62 2,85 2,85 2,25 2,25 3,65 4
6210 6251 6250 6253 6252 Admin 6311 6316 6320 6330 6331 6332 6340 6350 6350 6360 6360 6380	Advertising Commissions & Referrals Pronaxional Expense Furniture Rental Credit Checks  Total Renting Expense  strative Expense Office Supplies Office Supplies Office Supplies Anangement Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Mise. Administration Exp	26 25 3,62 2,85 2,85 2,25 2,25 3,65 4
6210 6251 6250 6253 6252 6252 6311 6316 6320 6331 6332 6333 6331 6350 6350 6350 6350 6350 6350 6350 6350	Advertising Commissions & Referrals Pronaxional Expense Furniture Rental Credit Checks  Total Renting Expense  strative Expense Office Supplies Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Mectings & Training Misc Administrative Expense  Expenses	26 25 1,82 2 3,65 2,85 2,25 5 27 1
6210 6251 6252 6253 6252 6252 6311 6316 6320 6331 6332 6340 6351 6360 6363 6370 6380 6380 6380	Advertising Commissions & Referrals Pronaxtional Expense Furniture Rental Credit Checks  Total Renting Expense  strative Expense Office Supplies Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administrative Expense  Expenses Electricity - Vacant Units/Emp	26 25 1,82 2 3,65 2,85 2,25 5 27 1 4 4 1 9,37
6210 6251 6250 6253 6252 6252 6311 6316 6320 6330 6331 6332 6340 6350 6350 6360 6360 6380 6390	Advertising Commissions & Referrals Pronaxional Expense Furniture Rental Credit Checks  Total Renting Expense  strative Expense Office Supplies Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Acoting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administrative Expense  Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp	26 25 1,02 1,02 2 3,65 2,85 2,25 5 5 27 1 1 1 9,37
6210 6251 6250 6253 6252 6252 6311 6316 6320 6331 6332 6333 6331 6350 6350 6350 6350 6350 6350 6350 6350	Advertising Commissions & Referrals Pronaxional Expense Furniture Rental Credit Checks  Total Renting Expense  strative Expense Office Supplies Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administrative Expense  Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp Electricity	26 25 1,02 1,02 2 3,65 2,85 2,25 7 3 3 4 4 1 9,37
6210 6251 6250 6253 6252 6252 6311 6316 6320 6331 6332 6334 6350 6351 6360 6360 6360 6360 6360 6360 6360 636	Advertising Commissions & Referrals Pronaxtional Expense Furniture Rental Credit Checks  Total Renting Expense  strative Expense Office Supplies Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bolokkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Mise Administrative Expense  Expenses Espenses	25 1,02 25 3,65 2,85 2,25 7 7 3 4 4 4 4 4 4 1 9,37
6210 6251 6250 6253 6252 6252 6311 6316 6320 6331 6332 6332 6340 6351 6351 6360 6363 6370 6380 6390 6458 6458	Advertising Commissions & Referrals Pronaxtional Expense Furniture Rental Credit Checks  Total Renting Expense  strative Expense Office Supplies Office Supplies Office Equip/Repair Management Fees Resident Manager's Salary Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bolokkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Mise Administrative Expense  Expenses Espenses	26 25 1,02 2 3,65 2,85 2,25 7 5 27 1 4 1 9,37

	DOWOOD VILLAGE 1, Galifornia	
	E UP BUDGET 2009-2012	201
		291
		DEC:
······		
	ing Expenses	***********
6515	Cleaning Supplies	11
CFF9	Autonubile Expense Exterminating Contract	13
	Exterminating Supplies	250
	Garbage & Trush Removal	3,325
	Antenna Repair	Arrange and the second
6547	Swimming Pool Maintenance	175
6548	Sweeping Contract	
6480	Cable Television	
	· · · · · · · · · · · · · · · · · · ·	***************
~~	Total Operating Expense	3,775
Maria.	manna Konanasa	
	saance Expenses Security - Contracted	
6538	Security - Paymil	***************************************
	Fire Extinguishers	*********
6533	Locks/Keys	}{
6535	Grounds - Payroll	
6536	Grounds - Supplies	<b>{</b> {
6537	Grounds - Contract	1,450
6517	Cleaning - Contracted	4
65333	Cleaning - Payroll	
6633	Repairs Payroll Repairs Material	2,659
	Carpet Maintenance	34:
6546	Heating Repairs	12:
	A/C Maintenance	3.40.
6544	Plumbing Repairs	208
6543	Appliance Repairs	8:
6562	Drapes Maintenance	Q.
	Paving	·
	Painting Supplies	22
6558	Exterior Painting	
6234	Painting/Wall Covering	756
6860	Roof Repairs & Maint Decorating Fayroll	17:
	Repairs Contract	29
6518	Grounds Improvement	7:
6568	Glass & Screen	3:
	Electrical/Lights	9
6550	Signs	3:
6570	Vehicle/Equip Repairs Townsg	
6580	Towing	
6590	Misc O/P & Maint Expense	<del>Talan tanan manana atau</del> atau atau atau atau atau atau at
	X-4-1 \$ 4-1-4-1-4-1-4-1-4-1-4-1-4-1-4-1-4-1-4-1	
	Total Maintenance Expense	6,73
'a man	& Insurance	
	Property Taxes	75,77
	Payroll Taxes	75
	Back Property Taxes	4,74
6720	Property Liab/Flood Ins	1,37
6722	Worker's Compensation	27
6721	Fidelity Bond	Si
6723	Health Insurance	49
	Other Insurance	
6719	Misc. Taxes/Licenses	17
	(	

**********		
	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
Dixor	ı, California	
: CAC	E UP BUDGET 2009-2012	
		2010
		2010
*****		DEC
	Reserve	2,913.]
900'S'0'' A	LEXP. BEFORE FINANCIAL	111 276
1010	L. E.AF. DEFINE FURNICIAL	114,776
N. E. T.	Parametina Engine	(20,632)
72.3	Operating Income	(20,032)
NET	Operating Income	(20,632)
	principal de la compania	
202	2.180************************************	
	ial Expense	28 000
9528	Debt Service - 1st TD PA Debt Service - 2nd TD PA	38,930
0830	Miscellaneous Fin Exp.	
******	Chapter II QTRLY FEE	
*****	Convenience Class	
	Total Financial Expense	38,930
	No. 10 27 - No. 1 10 4 10 2	
t.ess: t	Just. Year Capital Additions	
	CONSTRUCTION:	
	Interior Paint	
	Cabinets & Installation	**********
	Tub Eclasures/Shower Boors	****
	Flooring	<del></del>
	Bath Med Cabinet & Mirror	
	Kitchen/Bath Counters	·
	Window Coverings	
	Plumbing Fixtures	***************************************
	Toilets	
	Kitchen Appliances	·
	Windows & Screens	
	Ceiling Retexture & Drywall	
	Lighting Fixtures/ Ceiling Fans	***************************************
	Other (Smoke Detectors, misc)	·
	Patio Tile / Upper Epoxy Decks	
	Door hardware / Baseboards	****************
والقدادين الم	Electrical (switches, plates, outlets, the	
-	Maintenance Equipment	***************************************
	Floor covering Replacement	
	Drapery Replacement	
	Appliance Replacements	·
	HVAC Replacements	·····
	Roof Replacements	
*********	Building Improvements	
1490	Misc. Fixed Assets	
	Total Additions	×
NET C	ish APTER Fininace and CAPITAL Costs Prior to	
	Castribotinas	(59,562)

Capital Contributions Services Accounts 6517, 6537, 6538 & 6540. 4,220

Capital Contributions CASH

Month End Cash Balance	40 101
	DEC
	1 5010
LEASE UP BUDGET 2009-2012	
Dixon, Galifornia	
MEADOWOOD VILLAGE	

Note: Actual Cash Bolances

This budget is an estimate only and actual income

QT income from Homeowner's Dues for monthly share of maintenance and service costs

OT Costs and Expenses are annualized and divided by 12.

Dixon, Cal LEASE UP	OOD VILLAGE ifotnia BUDGET 2009-2012		Lipdated	12/11/200	1U.33					
		2011	2011	2011	2011	2011	2011	2011	2011	20
		JAN	FEB	MAR	APR	MAY	****			C00000 000
INCOME		•••	*****		Ars.	MIA.	JUN	NIT.	AUG	SEP
*CROSS SCI	IEDULED RENTS	97,320	97,320	97,320	22.220					
Rental Incom			31,344.1	34,320 }	97,320	97,320	97,320	97,320	97,320	97,32
5128 Rental		99,412	90,412	90,412	90,412	90,412	90,412	90,412	90,412	90,41
5165 Promo	tional Rent imployee Unit	3158					-	*		
	tental income	2,150 92,562	2,150 92,562	92,562	2,150 92,562	2,150 92,562	2,150 92,562	2,150 92,562	2,150 92,562	2,13
		<del>reinen información de la </del>					74.302 }	322.702.1	32,392.}	92,50
Financial Inco						***************************************		***************************************	MANAGEMENT IN THE INTERNATION IN THE INTERNATION IN	
	inancial Income									
Total F	inancial Income	-			•••					
Λ6 X	* ************************************						***************************************			
Other Income Balanc	e forward		······································		······	······································		······································	************************	
*****	wners Maint Fees	307	307	307	307	307	307	307	307	31
	Late Charges	150	158	150	150	150	150	150	150	
5921 Credit 5910 Laundi		250	258	250	250	250	250	250	250	2
5175 Bad De		875	875	875	875	875	875	875	875	8
5190 Misc. I				-						
Total (	Ather income	1,582	1.582	1,582	1,582	1,582	1,382	1,582	1,582	1,5
TOTAL INCO	)ME	94,144	94.143	94,143	94,143				*************	
				74,143	74,843	94,143	94,143	94,143	94,143	94,1
Reating Expending 6210 Advent		576	575	<u> </u>	575	575	575	575	575	5
	sonai Expense	200	200	200	200	200	200	200	200	2)
6253 Furnitu	re Rental									•••••
6252 Credit	Checks	259	250	250	250	250	250	250	250	2
Total 8	enting Expense	1,025	1,025	1,025	1,025	1075				************
	27.55		1.224.7.1		4,923 }	1,025	1,025	1,025	1,025	1:0
Adminstrative	Expense	***************************************	****************	***************************************						
6311 Office	Supplies Equip/Repair	125	125	125	125	125	125	125	125	
6320 Manag	ement Fees	25 3,651	3,651	25 3,651	25 3,651	25 3,651	25 3,651	25	25	7.2
6330 Resider	nt Manager's Salary	2,850	2,850	2,850	2,850	2,850	2,850	3,651 2,850	3,651 2,850	3,6 2,8
633118 males	ee's Apt Allowance	2,250	2,250	2,250		2,250	2,250	2,250	2,250	2,2
2222844	ou alive rees				2,250			22 8	72	
6332 Admin	xnense	72	72	72	72	72	72			
6332 Admin 6340 Legal E 6350 Auditin	ig Fees	72 50	72 50	50			72 50	50	50	
6332 Admin 6340 Legal E 6350 Auditin 6351 Bookks	ig Fees Spring/Accting Fees	50	50	50	72	72		******************		***********
6332 Admin 6340 Legal E 6350 Auditin 6351 Bookke 6360 Telepha	g Fees xpmg/Accting Fees me	275	275	275	72 50 275	72 58	50 275	50 - - 275	50 275	2'
6332 Admin 6340 Legal E 6350 Auditin 6351 Bookke 6360 Telephs 6365 Postage	ig Fees expirity/Accting Fees inc & Messenger	50	50	50	72 50	72 50	50	50	50 275 15	2'
6332 Admiss 6340 Legal E 6350 Auditim 6351 Bookke 6360 Telepho 6363 Postage 6370 Bad De 6380 Meetis	g Fees  Exping/Accting Fees  The Sees of t	275	50 275 15	50 275 13	72 50 	72 58 	275 15	50 275 13	50 275 13	2:
6332 Admiss 6340 Legal E 6350 Auditin 6351 Bookke 6360 Telephi 6363 Pustage 6170 Bad De 6180 Meetin 6390 Misc A	g Fees  eping/Accting Fees  inc  & Messenger  bis  gs & Training  Administration Exp	50 275 15 45 45	275 15 45 13	275	72 50 275 15 	72 58 275 15 45 45	50 275	50 - - 275	50 275 15	2:
6332 Admiss 6340 Legal E 6350 Auditin 6351 Bookke 6360 Telephi 6363 Pustage 6170 Bad De 6180 Meetin 6390 Misc A	g Fees  Exping/Accting Fees  The Sees of t	50 275 13 13 45	275 15 45	50 275 13 45	72 50 	72 58 58 275 15	56 275 15 15	275 275 3 45	275 15	2:
6332 Admiss 6340 Legal E 6350 Auditin 6351 Bookke 6360 Telephi 6363 Pustage 6170 Bad De 6380 Meetin 6390 Misc A Total A	g Fees  seping/Accting Fees  the  Messenger  bits  gs & Training  dministration Exp  dministrative Expense	50 275 15 45 45	275 15 45 13	50 275 13 45 15	72 50 275 15 	72 58 275 15 45 45	56 275 15 15	275 275 3 45	275 15 45	2:
6332 Admin 6340 Legal E 6350 Auditin 6351 Bookke 6360 Teleph 6363 Postage 6370 Bad De 6380 Meetin 6390 Misc A Total A	ng Fees  Exping/Acting Fees  The Messenger  This  This	56 275 15 45 45 45 45 9,373	275 35 45 45 9,373	50 275 13 45 15 9,373	72 50 - 275 15 - 45 15 9,373	72 58 275 15 45 45 9,373	50 275 15 45	50 - - 275 15 - - 45 13	275 13 45 15 9,599	2 3,3
6332 Admiss 6340 Legal E 6350 Auditin 6351 Bookke 6360 Telepho 6363 Pustage 6370 Bad De 6380 Meetin 6390 Misc A Total A hillity Expens 6458 Electric 6459 Gas - V	g Fees  sepang/Accting Fees  and  & Messenger  bits gs & Training  Administration Exp  dministrative Expense  es  sty - Vacant Units/Emp  acant Units/Emp	58 275 15 45 45 45 9,373 238 45	275 35 45 45 9,373 256 45	50 275 13 45 15 9,373 250 48	72 50 275 15 	72 58 275 15 45 45	56 275 15 15	50 275 13 45 15	275 13 45 15 9,599	233
6332 Admins 6340 Legal E 6350 Auditin 6351 Bookke 6360 Telephi 6363 Pustage 6370 Bad De 6380 Meetin 6390 Misc A Total A  hillity Expens 6458 Electric 6459 Gas - V 6450 Electric	g Fees  sepang/Accting Fees  and  & Messenger  bits gs & Training  Administration Exp  dministrative Expense  es  sty - Vacant Units/Emp  acant Units/Emp	275 15 45 45 45 9,373 258 45 835	\$0 	50 275 275 13 45 15 9,373 250 48 835	72 50 - 275 15 45 45 9,373 250 45 835	72 58 275 15 45 45 250 45 835	275 275 13 45 15 250 45 833	275 13 13 45 13 250 45 835	275 15 45 15 9,599 250 45 835	2: 9,3°
6332 Admin 6340 Legal E 6350 Auditin 6351 Bookke 6360 Telephi 6363 Pustage 6170 Bad De 6180 Meetin 6390 Misc A Total A hillsy Expens 6458 Electric 6459 Gas - V 6450 Electric 6451 Water	g Fees  seping/Accting Fees  the  the Messenger  this  gs & Training  schministration Exp  dministrative Expense  ts  sty - Vacant Units/Emp  acant Units/Emp	275 35 45 45 45 9,373 258 45 45 835 3,275	275 275 35 45 45 43 9,373 256 45 835 3,275	50 275 13 145 15 9,373 250 45 835 3,275	72 50 	72 58 275 15 15 45 45 9,373 259 45 835 3,275	275 275 13 45 13 250 45 833 3,275	275 13 13 45 15 250 45 335 3,275	275 13 45 15 9,599 250 45 835 3,275	9;3°
6332 Admins 6340 Legal E 6350 Auditin 6351 Bookke 6360 Telephi 6363 Pustage 6370 Bad De 6380 Meetin 6390 Misc A Total A hillity Expens 6458 Electric 6459 Gas - V 6450 Electric 6451 Water 6452 Gas	g Fees  seping/Accting Fees  the  the Messenger  this  gs & Training  schministration Exp  dministrative Expense  ts  sty - Vacant Units/Emp  acant Units/Emp	275 18 45 45 5 9,373 258 45 835 3,275 255	275 275 35 45 45 43 9,373 256 45 835 3,275 255	50 275 13 13 45 15 9,373 250 43 835 3,275 255	72 50 	72 58 275 15 15 45 45 9,373 259 45 835 3,275 255	275 275 13 45 45 250 42 833 3,275 255	275 13 13 45 13 250 45 835 3,275 255	275 13 45 15 9,599 250 45 835 3,275 255	2: 9,3 3: 3:2 3:2 2:
6332 Admin 6340 Legal E 6350 Auditin 6351 Bookke 6360 Telepho 6363 Pustage 6370 Bad De 6380 Meetin 6390 Misc A Total A hillity Expens 6458 Electric 6459 Gas - V 6450 Electric 6451 Water 6453 Sewer	g Fees  seping/Accting Fees  the  the Messenger  this  gs & Training  schministration Exp  dministrative Expense  ts  sty - Vacant Units/Emp  acant Units/Emp	275 35 45 45 45 9,373 258 45 45 835 3,275	275 275 35 45 45 43 9,373 256 45 835 3,275	50 275 13 145 15 9,373 250 45 835 3,275	72 50 	72 58 275 15 15 45 45 9,373 259 45 835 3,275	275 275 13 45 13 250 45 833 3,275	275 13 13 45 15 250 45 335 3,275	275 13 45 15 9,599 250 45 835 3,275	9;3°

LEASE UP BUDGET 2009-2012	2011	2011	2011	2011	2011	2011	2011	2011	2011
	JAN	FEB	MAR	APR		лях	JUII.	AUG	SEP
	3 3733	78.0		ara 1	MAX	3003 1	#832v <u>(</u>	AUG	OKA:
Operating Expenses	***************		وروي والإسلامية والمسائلة						
6515 Cleaning Supplies 6445 Automobile Expense	10	10	10	10	10	10	10	10	10
6519 Exterminating Contract	250	15 250	15 250	15 250	15 250	15 250	250	15 250	250
6520 Exterminating Supplies	1			230	***	100	420	434	230
6525 Garbage & Trash Removal	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325
6529 Antenna Repair	*	•							***************************************
6547 Swimming Pool Maintenance	175	175	175	175	175	175	175	175	175
6548 Sweeping Contract 6480 Cable Television									•
o so y caso y cho e propi				-					
Total Operating Expense	3,775	3,775	3,775	3,775	3,775	3,775	3,375	3,775	3,775
Maintenance Expenses									
6531 Security - Contracted	· · · · · · · · · · · · · · · · · · ·		T						· · · · · · · · · · · · · · · · · · ·
6530 Security - Payroll				-					<del></del>
6532 Fire Extinguishers				×					
6533 Locks/Keys	10	10	10	10	10	10	18	10	10
6535 Grounds - Payroll 6536 Grounds - Supplies	10	10		10			***		
6537 Grounds - Contract	1,450	1.450	1,450	1,450	1,450	1,450	1,450	1.450	1,450
6517 Cleaning - Contracted	45	45	45	45	45	45	45	45	45
6510 Cleaning - Payroll			-	-		~			
6540 Repairs Payroll	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,658	2,650
6541 Repairs Material	345	345	345	345	345	345	345	345 [	345
6552 Carpet Maintenance 6546 Heating Repairs	35 125	35	35	35	35	35	35	35	35
6551 A/C Maintenance	423	125	125	125	500	500	500	500	500
6544 Plumbing Repairs	206	200	200	200	200	200	200	200	200
6543 Appliance Repairs	85	85	85	85	85	85	85	85	85
6562 Exapes Maintenance	95	95	95	95	95	95	95	95	95
6539 Paving									
6561 Painting Supplies 6558 Exterior Painting	225	225	725	225	225	225	225	225	225
6559 Fainting/Wall Covering	750	750	750	750	750	750	750	750	750
6563 Roof Repairs & Maint	175	175	175	175	175	175	175	175	17
6560 Decorating Payroll				-	*	*			
6542 Repairs Contract	295	295	295	295	295	295	295	295	295
6538 Grounds Improvement	75	75	75	75	75	75	75	75	75
6568 Glass & Screen 6549 Electrical/Lights	35	35 95	35	35	35	35	35.	35	35
6550{Signs	95 35	35	95 35	95 35	95 35	95 35	95 35	95 35	95 35
6570 Vehicle/Equip Repairs			33			3.3 [	33	3.3	22.5
6580 Towing							-		
6590 Misc O/P & Maint Expense		-			-			-	***************************************
Total Maintenance Expense	6,735	6,735	6.725	6 226	200	3336	7,110	7336	3 (1)
3 1 11 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 0,030 1	0,733 }	6,735	6,735	7,110	7,110	1,110 ]	7,110	7,110
l'axes & Insurance		·····	**************	***************************************			and a consequence of the constraint of the consequence of the conseque		
6710 Property Taxes				23,678					
6711 Payroll Taxes Back Property Taxes	756	756	756	756	756	756	756	756	750
6720 Property Liab/Flood Inc	1,375	1,375	4,746 1,375	1,375	1,375	4,746 1,375	1,375	1,113	4,748
6722 Worker's Compensation	277	277	277	277	277	277	277	277	27
6721 Fidelity Bond	-				<del></del>				
6723 Health Insurance	495	495	495	495	495	495	495	495	49
6729 Other Insurance	-			-	4.			-	
6719 Misc Taxes/Licenses	175	175	175	175	175	175	175	175	17:
Total Taxes & Insurance	3,678	3,078	7,824	26,756	3,078	7,824	3,078	2,816	7,56

****	SE UP BUDGET 2009-2012	2011	2011	2011	2011	20111	2011	2011	2011	20
					1		1	1		
	Reserve	<b>JAN</b> 2,913	<b>FER</b> 2,913	MAR 2,913	APR 2,913	MAY 2,913	<b>JUN</b> 2,913	<u> </u>	AUG	SEP
				~~~	***************************************			2,913	2,913 [	2,91
<b>9</b> 13	L EXP. BEFORE FINANCIAL	34,210	34,210	38,956	57,888	34,585	29,957	25,211	34,548	39,00
ET	Operating Income	59,934	59,933	55,187	36,255	59,558	64,186	68,932	59,595	55,07
ET	Operating Income	59,934	59,933	55,187	36,255	59,558	64,186	68,932	59,595	55,87
6822	cial Expense    Debt Service - Ist TD P/I	38,930	18 010 I	28.038	10000	70.025	20020	200		
	Debt Service - 2nd TD P/I	30,730	38,930	38,930	38,930	38,930	38,930	38,930	38,930	38,9
6890	Misocilaneous Fin Exp.									***************************************
·····	Chapter 11 QTRLY FEE Convenience Class		1,950			1,959			1,950	***********
	Total Financial Expense	38,930	40,880	38,930	38,930	40,880	38,930	38,930	40,880	38,9
	Modern Market Market	***************************************	·	e e e e e e e e e e e e e e e e e e e	manininininininin					
:55:	Curr. Year Capital Additions [CONSTRUCTION:									
	Interior Paint		····	7						•••••
	Cabinets & Installation			······································	·····			***************************************		
	Tub Eclusures/Shower Doors									<del></del>
	Flooring							*****		
	Bath Med Cabinet & Mirror									***********
	Kitchen/Bath Counters									******************
	Window Coverings									
	Plumbing Fixtures					····				
	Tuilets									
	Kitchen Appliances									
	Windows & Screens		<del> </del>							
	Ceiling Retexture & Drywall Lighting Fixtures/ Ceiling Fans									
	Other (Smoke Detectors, misc)									
	Patio Tile / Upper Epoxy Decks	·····	<del></del>							
	Door hardware / Baseboards					····				
	Electrical (switches, plates, outlets, the									<del></del>
470	Maintenance Equipment			·····	•					
	Floor covering Replacement							•••••••••••••••••••••••••••••••••••••••		*********
	Drapery Replacement		<u></u>							
*****	Appliance Replacements		••••		<del>-</del>	•••••••••••••••••••••••••••••••••••••••				
489	HVAC Replacements	***************************************		···	·	<del>-</del>				
	Roof Replacements					······				
	Building Improvements									******
	Misc Fixed Assets				<u> </u>					
	Total Additions									***************************************
<b>T</b> 47		·								***************************************
. A.M	sh AFTER Finizace and CAPITAL Coats Prior to Contributions	21,804	19,053	16,257	(2,675)	18,678	25,256	30,002	18,715	16,1

Month End Cash Balance	123,405	146,678	167,155	168,700	191,598	221,074	255,295	278,230	298,595
	JAN	PEB	MAR ]	APR	MAY	JUN	nu i	AUG	SEP
				- 222 1					. Social :
							- 7778	77.71	T 777
	2011	2011	2011	2014	2011	2811	2011	2011	2011
									odin Nec
LEASE UP BÜDGET 2009-2012									
			2.6				8. 9 <b>3.44</b> 6.2		
Dixon, California						400 - 45 0 44 60			
MEADOWOOD VILLAGE		pdated	12/11/200	9 10:59					
			and the second second		2.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4			the state of the same of the same of the same of	********

Note: Actual Cash Balances

This budget is an estimate only and actual income

- 37 Income from Homeowner's Dues for monthly share of maintenance and service costs
- Costs and Expenses are annualized and divided by 12.

	OGWOOD VILLAGE n, California SE UP BUDGET 2009-2012							Number of	Units
		2011	2011	2012	2012	2012	2012	2012	20
INCON	ME.	oci	NOV	DEC	JAN	FEB	MAR	APR	May
*****	OF PERSONAL TO PERSONAL								***************************************
	SS SCHEDULED RENTS Income	97,326	97,320	97,320	97,320	97,320	97,320	97,320	97,32
5120	Rental Income	90,412	90,412	90,412	00.419.1				
	Promotional Rent		~	70,412	90,412	90,412	90,412	90,412	90,41
	Rent-Employee Unit	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,15
	Total Rental Income	92,562	92,562	92,562	92,562	92,562	92,562	92,562	92,56
	ial Income							-	
5410	Interest Income			***************************************	***************************************	·····			
5490	Misc. Financial Income			-					
	Total Financial Income						·		***************************************
Other 1	ncome				AAAAAAAAAAAAAAAAA				***************************************
	Balance forward	7							
	Homeowners Maint, Fees	307	307	Trair	***************************************	***************************************	Andrew was made to a distriction of the con-		
5920	NSF & Late Charges	150	150	307 150	307	307	307	307	30
5921	Credit Check Fees	250	250	250	150 250	150 250	150	150	15
59101	Laundry & Vending	875	875	875	875	875	250 875	250   875	25
3175]]	Bai Debt Collected Misc. Income						3/2	8/2	87
	Misc Income Total Other Income						*		**********
	cover (Netter) HETHER	1,582	1.582	1,582	1,582	1,582	1,582	1,582	1,58
OTAL	INCOME	94,143	94,143	94,143	94,143	94,143	94,143	***************************************	
6250 E	Commissions & Referrals Promotional Expense Tumituse Rental	200	200	200	200	200	206	200	200
6252	redii Checks	ļ							************
	***************************************	250	250	250	250	250	250	250	250
	otal Renting Expense	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,62
dminst	rative Expense					***************************************	***************************************		رميسيم لمرمده فدده
6311 C	Office Supplies	125	125						
6.33685	Office Equip./Repair		~~~	304.1	136				
02101		25 ]	25 1	125 25	125	125	125	125	
632018	Aanagement Fres	3,651	25 3,651	125 25 3,651	25	25	25	25	2.
6330 R	esident Manager's Salary	3,651 2,850	3,651 2,850	25 1,651 2,850	25 3,651 2,850	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	25 3,651	25 3,651	25 3,651
6330 R 6331 E	tesident Manager's Salary imployee's Apt Allowance	3,651 2,850 2,250	3,651 2,850 2,250	25 3,651 2,850 2,250	25 3,651 2,850 2,250	25 3,651	25 3,651 2,850	25 3,651 2,850	25 3,651 2,850
6330 8 6331 E 6332 A	esident Manager's Salary imployee's Apt Allowance idministrative Fees	3,651 2,850 2,250 72	3,651 2,850 2,250 72	25 1,651 2,850 2,250 72	25 3,651 2,850 2,250 72	25 3,651 2,850 2,250 72	25 3,651	25 3,651	25 3,651 2,850 2,250
6330 R 6331 E 6332 A 6340 L 6350 A	esident Manager's Salary imployee's Apt Allowance administrative Fees egal Expense unditing Fees	3,651 2,850 2,250	3,651 2,850 2,250	25 3,651 2,850 2,250	25 3,651 2,850 2,250	25 3,651 2,850 2,250	25 3,651 2,850 2,250	25 3,651 2,850 2,250	25 3,651 2,850 2,250 72
6330 8 6331 E 6332 A 6340 L 6350 A 6351 B	cesident Manager's Salary imployee's Apt Allowance idministrative Fees egal Expense suditing Fees lookkeeping/Accting Fees	3,651 2,850 2,250 72	3,651 2,850 2,250 72	25 1,651 2,850 2,250 72	25 3,651 2,850 2,250 72	25 3,651 2,850 2,250 72	25 3,651 2,850 2,250 72	25 3,651 2,850 2,250 72	25 3,651 2,850 2,250 72
6330 R 6331 E 6332 A 6340 L 6350 A 6351 B 6360 T	esident Manager's Salary imployee's Apt Allowance idministrative Fees egal Expense auditing Fees lookkeeping/Accting Fees elephone	3,651 2,850 2,250 72 50	3,651 2,850 2,250 72 56	25 3,658 2,850 2,250 72 50	25 3,651 2,850 2,250 72 50	25 3,651 2,850 2,250 72 50	25 3,651 2,850 2,250 72 50	25 3,651 2,859 2,250 72 50	25 3,651 2,850 2,250 72 50
6320 K 6330 R 6331 E 6332 A 6340 L 6350 A 6351 B 6360 T 6365 P	Acsident Manager's Salary Imployee's Apt Allowance Administrative Fees Egal Expense Additing Fees Bookkeeping/Accting Fees Cicphone Ostage & Messenger	3,651 2,850 2,250 72	3,651 2,850 2,250 72 50 2,75	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 30	25 3,651 2,850 2,250 72 50	25 3,653 2,850 2,250 72 50
6330 R 6331 E 6332 A 6340 L 6350 A 6351 B 6360 T 6365 P 6370 B	Acsident Manager's Salary Imployee's Apt Allowance Administrative Fees Eggl Expense Buditing Fees Bookkeeping/Accting Fees Cicphone Ostage & Messenger ad Debts	3,651 2,850 2,250 72 50	3,651 2,850 2,250 72 56	25 3,658 2,850 2,250 72 50	25 3,651 2,850 2,250 72 50	25 3,651 2,850 2,250 72 50	25 3,651 2,850 2,250 72 50	25 3,651 2,859 2,250 72 50	25 3,658 2,850 2,250 72 50
6320 A 6330 B 6331 E 6332 A 6348 L 6350 A 6351 B 6360 T 6365 P 6365 P 6360 M	Acsident Manager's Salary Imployee's Apt Allowance Administrative Fees Egal Expense Inditing Fees In	3,651 2,850 2,250 72 50 	3,651 2,850 2,250 72 50 275 15	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 275 15	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 278 15
6330 R 6331 E 6332 A 6340 L 6350 A 6351 B 6360 T 6365 P 6370 B 6380 M 6390 M	desident Manager's Salary Imployee's Apt Allowance Administrative Fees Eggl Expense Buditing Fees Bookkeeping/Accting Fees Cicphone Booksage & Messenger Bad Debts Beetings & Training Bisc Administration Exp	3,651 2,850 2,250 72 50 	3,651 2,850 2,250 72 50 275 15 45	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 30 	25 3,651 2,850 2,250 72 50	25 3,651 2,850 2,250 72 50 278 278 15
6320 A 6330 R 6331 E 6332 A 6340 L 6350 A 6351 B 6360 T 6365 P 6370 B 6380 M 6390 M	Acsident Manager's Salary Imployee's Apt Allowance Administrative Fees Egal Expense Inditing Fees In	3,651 2,850 2,250 72 50 	3,651 2,850 2,250 72 50 275 15	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 30 	25 3,651 2,850 2,250 72 50 	25 3.651 2.856 2.256 72 50 278 278 85
6120 B 6330 R 6331 E 6337 A 6340 L 6350 A 6351 B 6360 T 6365 P 6360 M 6390 M 70	Action Manager's Salary Imployee's Apt Allowance Idministrative Fees Inditing Inditin	3,651 2,850 2,250 72 50 	3,651 2,850 2,250 72 50 275 15 45	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 30 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 278 278 15
6320 A 6330 R 6331 E 6332 A 6340 L 6350 A 6351 B 6360 T 6360 T 6370 B 6380 M 6390 M 11 tility Ex	csudent Manager's Salary imployee's Apt Allowance idministrative Fees segal Expense sudding Fees sookkeeping/Accting Fees clephone ostage & Messenger aid Debts feetings & Training fise: Administrative Expense speases speases	3,651 2,850 2,250 72 50 	3,651 2,850 2,250 72 50 275 15 45	25 3,651 2,850 2,250 72 50 275 15 43 43 43 43 9,373	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 30 	25 3,651 2,850 2,250 72 56 	25 3,653 2,836 2,256 72 50 278 13
6320 A 6330 R 6331 E 6332 A 6340 L 6350 A 6351 B 6360 T 6360 T 6370 B 6380 M 6390 M 11 tility Ex 6458 E3 6459 G	Action Manager's Salary Imployee's Apt Allowance Idministrative Fees Inditing In	3,651 2,850 2,250 72 50 	3,651 2,850 2,250 72 50 275 15 43 43 15 9,373	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 30 	25 3,651 2,850 2,250 72 50 	255 3,651 2,850 2,250 72 50 278 13 45 13
6330 R 6331 E 6332 A 6340 L 6350 A 6351 B 6360 T 6370 B 6380 M 6390 M 7. 6458 E 6459 G 6450 E	Action Manager's Salary Imployee's Apt Allowance Idministrative Fees Inditing Fees Ind	3,651 2,850 2,250 72 50 	3,651 2,850 2,250 72 50 275 15 43 43 43 83 9,373	25 3,651 2,850 2,250 72 50 275 15 43 43 43 43 9,373	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 30 	25 3,651 2,850 2,250 72 56 	255 3,651 2,850 72 50 
6330 B 6331 E 6332 A 6339 L 6330 A 6331 B 6360 T 6360 T 6360 T 7.0 6458 E 6459 G 6450 E 6451 W	Action Manager's Salary Imployee's Apt Allowance Idministrative Fees Inditing Fees Ind	3,651 2,850 2,250 72 50 	3,651 2,850 2,250 72 50 275 15 43 43 43 45 9,373	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 30 	25 3,651 2,850 2,250 72 56 	255 3,651 2,850 72 50 
6330 R 6331 E 6332 A 6338 L 6338 A 6351 B 6360 T 6360 T 6360 T 6360 M 6390 M 6390 M 6458 E 6459 G 6450 E 6451 W 6452 G	Action Manager's Salary Imployee's Apt Allowance Idministrative Fees Inditing Fees Ind	3,651 2,850 2,256 72 50 	3,651 2,850 2,250 72 50 275 15 45 43 45 9,373 250 45 835 3,275 255	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 30 	25 3,651 2,850 2,250 72 56 	255 3,651 2,850 72 50 
6330 R 6331 E 6332 A 63340 L 6350 A 6351 B 6360 T 6368 A 6390 M 6390 M 6390 M 6458 E 6458 E 6459 G 6450 E	Action Manager's Salary Imployee's Apt Allowance Idministrative Fees Inditing Fees Ind	3,651 2,850 2,250 72 50 	3,651 2,850 2,250 72 50 275 15 43 43 43 45 9,373	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 50 	25 3,651 2,850 2,250 72 30 	25 3,651 2,850 2,250 72 56 	15 45 15 250 45 835

ende steen		2011	2011	2012	2012	2012	2012	2012	2012
-inineranine		ост	NOV	DEC	JAN	FEB	MAR	APR	May
pera	ting Expenses								
6515	Cleaning Supplies	10	10	10	10	10	101	101	10
6445	Automobile Expense	15	15	1.5	15	15	15	15	15
6528	Exterminating Contract Exterminating Supplies	250	250	250	250	250	250	250	250
6525	Garbage & Trash Removal	3,325	3,325	3,325	3,325	3 202			
6529	Antenna Repair	+	-	,,,,,,,	3,343	3,325	3,325	3,325	3,325
	Swimming Pool Maintenance	175	175	175	175	175	175	173	175
	Sweeping Contract Cable Television								
VYOR	CHOIC CORTISION		***************************************	······································					
	Total Operating Expense	3,775	3,775	3,775	3,775	3,775	3,775	3,775	3 77.
									3,775
81818 8031	Bance Expenses Security - Contracted	***************************************	***************************************	***************************************	·····	**************************************			
6530	Security - Contracted								
6532	Fire Extinguishers								····
6533	Locks/Keys	10	10	10	10	10	10	10	······································
5535	Grounds - Payroll		***************************************	-					10
2536	Grounds - Supplies Grounds - Contract	10	10	10	10	10	10	10	10
	Cleaning - Contracted	1,450	1,450	1,450	1,450	1,458	1,450	1,450	1,450
510	Cleaning - Payroll	45	45	45	45	45	45	45	45
540	Repairs Payroll	2,650	2,650	2,650	2,650	7.680	3.660		
541	Repairs Material	345	345	345	345	2,650 345	2,650 345	2,650 345	2,650 345
	Carpet Maintenance	35	35	35	35	35	35	35	35
	Heating Repairs  A/C Maintenance							-	
544	Piumbiog Repairs	500 200	500	500	500	500	500	500	500
	Appliance Repairs	85	200 85	200 85	200	200	200	200	200
562	Drapes Maintenance	95	95	95	85 95	85 95	85 95	85	85
539	Paving					······································	33	95	95
361	Painting Supplies	225	225	225	225	225	225	225	225
	Exterior Painting Painting/Wall Covering			-	- [	-1		***************************************	
563	Roof Repairs & Maint	750	750	750	750	750	750	750	750
560	Decorating Payroll	175	175	175	175	175	175	175	175
	Repairs Contract	295	295	295	300				***************************************
538	Grounds Improvement	75	75	75	75	295 75	295 75	295 75	295
	Glass & Screen	35		35	35	35	35	35	75 35
	Electrical/Lights	95	35 95	95	95		95	95	95
576	Signs Vehicle/Equip Repairs	35	35	35	35	95 35	35	35	35
	lowing								
590	Misc O/P & Maint Expense								
									·
	Total Maintenance Expense	7,110	7,110	7,110	7,110	7,110	7,110	7,110	7,110
· #	Insurance					*******************	and a succession of the succes		ainidining.
	Troperty Taxes		······································			·····		feferendelenen er er en	
711	Payroll Taxes	736	756	23,678 756				23,678	
	Back Property Taxes	1200	130	4,746	756	756	756	756	756
720[1	roporty Liab/Flood Ins	1,113	1,113	1,113	1,113	1,113	4,746 1,113		3-8-6-5
	Worker's Compensation	277	277	277	277	277	277	1,113 277	1,113 277
	idelity Bond					50			277
	icalth insurance	495	495	495	495	495	495	495	495
	Other Insurance Visc. Taxes/Licenses		<u>-</u> -		***************************************				
	TANK CARAGE SALEMSCE	175	175	175	175	175	175	175	175
	Total Taxes & Insurance	2,816	2,816	31,240	2,816	2,856	7,562	26,494	

P BUDGET 2009-2012  EVE  P. BEFORE FINANCIAL  ating Income  ating Income  pense Service - 1st TD P/I Service - 2nd TD P/I Slancous Fin Exp.  are 11 QTRLY FFE anience Class Financial Expense  (car Capital Additions	2014 OKT 2,913 34,322 59,821 59,821	59,821 38,930	2012 DEC 2,913 62,746 31,397 31,397	2012 JAN 2,913 34,322 59,821 59,821	2912 FEB 2913 34,372 59,771	2012 MAR 2,913 39,868 55,075	2012 APR 2,913 48,627 45,516	201 May 2,913 24,949 69,194
P. BEFORE FINANCIAL  ating Income  ating Income  pense Service - 1st TD P/I Service - 2nd TD P/I Slancasis Fin Exp.  er 11 QTRLY FEE mience Class Financial Expense	59,821 38,930	59,821 38,930	2,913 62,746 31,397 31,397	58N 2,913 34,322 59,821	34,372 59,771	MAR 2,913 39,868 55,875	48,627 45,516	May 2,913 24,949 69,194
P. BEFORE FINANCIAL  ating Income  ating Income  pense Service - 1st TD P/I Service - 2nd TD P/I Slancasis Fin Exp.  er 11 QTRLY FEE mience Class Financial Expense	2,913 34,322 59,821 59,821	2,913 34,322 59,821 59,821	2,913   62,746   31,397   31,397	2,913 34,322 59,821	2,913   34,372   59,771	2,913 39,868 55,875	2,913 48,627 45,516	2,913 24,949 69,194
P. BEFORE FINANCIAL  ating Income  ating Income  pense Service - 1st TD P/I Service - 2nd TD P/I Slancasis Fin Exp.  er 11 QTRLY FEE mience Class Financial Expense	34,322 59,821 59,821	59,821 59,821 38,930	62,746   31,397   31,397	34,322   59,821	34,372   59,771	39,868   55,875	48,627   45,516	24,949 69,194
ating Income  ating Income  pense Service - 1st TD P/I Service - 2nd TD P/I Blancais Fin Exp. er 11 QTRLY FEE mience Class Financial Expense	59,821 59,821	59,821 59,821 38,930	31,397	59,821	59,771	55,075	45,516	69,194
pense Service - 1st TD P/I Service - 2nd TD P/I Slancous Fin Exp. er 11 QTRLY FEE enience Class Financial Expense	59,821 38,930	59,821 38,930	31,397		59,771		45,516	69,194
pense Service - 1st TD P/I Service - 2nd TD P/I Slancous Fin Exp. er 11 QTRLY FEE enience Class Financial Expense	59,821 38,930	59,821 38,930	31,397					
pense Service - ist TD P/I Service - 2nd TD P/I Sliancous Fin Exp. ser H QTRLY FEE smence Class Pinancial Expense	38,936	38,930		59,821	59,771	55,875	45,516	60 103
pense Service - ist TD P/I Service - 2nd TD P/I Sliancous Fin Exp. ser H QTRLY FEE smence Class Pinancial Expense	38,936	38,930		23,021	39,771	55,875	45,516	69 193
Service - 1st TD P/I Service - 2nd TD P/I Slanesus Fin Exp. ser 11 QTRLY FFE snience Class Financial Expense			38,930					50 7 4 Z 7 W
Service - 1st TD P/I Service - 2nd TD P/I Slanesus Fin Exp. ser 11 QTRLY FFE snience Class Financial Expense			38,930					
Blanciais Fin Exp. er 11 QTRLY FEE enience Class Financial Expense /ear Capital Additions				38,930	38,930	7 0570	20,000	~
er 11 QTRLY FEE entence Class Financial Expense  /ear Capital Additions	20.024			20,330	30,730	38,930	38,930	38,930
mience Class Financial Expense /ear Capital Additions	20.022	6000						····
Financial Expense	20.026	1,950			1,950		····	1.950
car Capital Additions							·····	
ear Capital Additions	38,936	40,880	38,930	38,930	40,880	38,930	38,930	40,880
THE REAL PROPERTY OF THE PROPE								***************************************
STRUCTION:								
or Paint	1			·		***************************************		
ects & Installation								***********
closures/Shower Doors	***************************************		***************************************				<u>}</u>	
198						······		
Med Cubinet & Mirror		***************************************		•••••		···		···
en/Bath Counters					·	••••		
ow Coverings								******
nag Fixtures								
3					····		~	
es Appliances						·····		
ows & Screens							•	*******
g Retexture & Drywall							•	*****
ng Fixtures/ Cciling Fans								رور روز دروز دروز دروز دروز دروز دروز در
(Smoke Detectors, misc)								
File / Upper Epazy Becks hardware / Baseboards						***************************************		***************************************
ical (switches, plates, outlets, the						***************************************	***************************************	
nationicutes, prates, outrets, the		<b></b>					***************************************	******
overing Replacement								***************************************
y Replacement								**********
not Replacements								
Replacements								
epiacements								************
ng Ismmovemente								***************************************
ixed Assets	····							
+ GENET								~~~~
								***************************************
dditions								***************************************
R Finimace and CAPITAL Costs Prior to		18,941	(7,533)	20,891	12.891	16 135	2023	28,314
ixe	itions	id Assets  itions	itions  Divace and CAPITAL Costs Prior (6)	id Assets  idiouss  inimace and CAPITAL Costs Prior to Contributions  28,891 18,941 (7,533)	id Assets  idians  inimace and CAFITAL Costs Friar to Contributions  20,891 18,941 (7,533) 28,891	A ASSESS  Ricess  Rice	A ASSES  Stituts  District and CAPITAL Costs Frier to  Contributions  TO DOS	itions

Dixon, Gallignia LEASE UP BUDGET 2009-2012	
2011   2012   2012   2012   2013   2012   2014   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015   2015	

Note: Actual Cash Balances

This budget is an estimate only and actual income

NOT Income from Homeowner's Dues for monthly share of maintenance and service costs

NOT Costs and Expenses are annualized and divided by 12.

Appraised Value - Based on Rents in Pro forma of Bank of Sacramento Cap Rates

Plus Available cash

**Total Value** 

Reduced By:

First Trust Deed Original Principal	5,508,083
Plus Accrued interest to March 25, 2009	234,438
Pluse Default Interest Through August 1, 2009	225,219
Plus Deferred Interest 12 Months	405,395
Second Trust Deed	549,093
Plus Deferred Interest 32 months	102,497
LIENS	44,800
Creditors	151,333
Capital Contributions Services	149,620
Capital Contributions Cash	60,000
	7,430,478

**Equity Remaining** 

000000000000000000000000000000000000000	DOWOOD VILLAGE IN, Galifornia SE UP BUDGET 2009-2012	<u>101</u>		
		36 MONTHS TOTAL	% TO INCOME	PER US
INCO				
	OSS SCHEDULED RENTS	2,909,290	100.00%	28
	iincome			
	Rental income Promotional Rent	2,743,771	94.31%	27
	Rent-Employee Unit	77 (20)	0.00%	-
	Total Kental Income	77,400 2,821,171	2.66% 96.97%	
			39,7770]	2?
	cial income			
3911	Interest Income		0.00%	***************************************
34%	Misc. Financial Income Lotal Financial Income		0.00%	***************************************
	i come rusanciai income		0 00%	***
Other	Income			
	Balance forward	61,370	2.11%	***********
\$	Homeowners Maint, Fees	11,034	0.38%	
	NSF & Late Charges	2,850	0.10%	****
5921	Credit Check Fees	8,750	0.30%	***********
	Laundry & Vending	31,500	1.08%	
	Bad Debt Collected		0.00%	***************************************
2.030	Misc. Income		0.00%	************
	Total Other Income	115,504	3,97%	1
IOIA	L INCOME	2,936,675	100.94%	299
6251	Advertising Commissions & Referrals	27,700 9,200	0.95% 0.32%	
6283	Promotional Expense Furniture Rental	7,325	0.25%	*****
	Credit Checks		0.00%	<del></del>
		8,875	031%	······································
	Total Renting Expense	53,100	1.83%	
dmis	strative Expense			
6311	Office Supplies	5,025	0.17%	******
6316	Office Equip/Repair	900	0.03%	***
6.320	Management Fees	129,639	4.46%	12
2000	Resident Manager's Salary			
6330	Planet and a second	104,400	3 59%	
6330 6331	Employee's Apt Allowance	81,000	2.78%	10
6330 6331 6332	Employee's Apt Allowance Administrative Fees	81,000 2,592	2.78% 0.09%	10
6330 6331 6340	Employee's Apt Allowance Administrative Fees Legal Expense	81,000	2.78% 0.09% 0.04%	10
6330 6331 6332 6340 6350	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees	81,000 2,592	2.78% 0.09% 0.04% 0.00%	10
6330 6331 6332 6340 6350 6351	Employee's Apt Allowance Administrative Fees Legal Expense	81,000 2,592 1,200	2.78% 0.09% 0.04% 0.00% 0.60%	10
6330 6331 6340 6350 6351 6360	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Acating Fees Telephone Pastage & Messenger	81,000 2,592 1,200 9,900	2.78% 0.09% 0.04% 0.00% 0.60% 0.34%	10
6330 6331 6332 6340 6350 6351 6360 6365 6370	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts	81,000 2,592 1,200	2.78% 0.09% 0.04% 0.00% 0.60%	10
6330 6331 6332 6340 6350 6360 6365 6370 6380	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Mectings & Training	81,000 2,592 1,200 9,900	2.78% 0.09% 0.04% 0.00% 0.00% 0.34% 0.02%	10
6330 6331 6332 6340 6350 6351 6360 6365 6370 6380 6390	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administration Exp	81,000 2,592 1,200 2,900 540	2.78% 0.09% 0.04% 0.00% 0.00% 0.34% 0.02% 0.08%	16
6330 6331 6332 6340 6350 6351 6360 6365 6370 6380 6390	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Mectings & Training	81,000 2,592 1,200 2,900 540 1,080	2.78% 0.09% 0.04% 6.00% 0.00% 0.34% 0.02% 0.08% 0.04%	8
6330 6331 6332 6340 6350 6351 6360 6370 6380 6390	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc. Administration Exp Total Administrative Expense	81,000 2,592 1,200 2,900 3,900 540 1,080 3,60	2.78% 0.09% 0.04% 0.00% 0.00% 0.34% 0.02% 0.08% 0.04% 0.04%	8
6330 6331 6332 6340 6350 6365 6365 6370 6380 6390 6380 6380 6380	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Accting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc. Administration Exp Total Administrative Expense Expenses Electricity - Vacant Units/Emp	81,000 2,592 1,200 9,900 540 1,080 366 299,368	2.78% 0.09% 0.04% 0.00% 0.00% 0.34% 0.02% 0.08% 0.04% 0.01% 10.29%	8
6330 6331 6332 6340 6350 6365 6370 6380 6389 6458 6458	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Acating Fees Telephone Postage & Messenger Bad Debts Mectings & Training Misc Administration Exp Total Administrative Expense  Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp	81,000 2,592 1,200 2,900 3,900 540 1,080 3,60	2.78% 0.09% 0.04% 0.00% 0.00% 0.34% 0.02% 0.00% 0.04% 0.01% 10.29%	8
6330 6331 6332 6346 6350 6365 6370 6380 6380 6380 6458 6458 6459	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Acuting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administration Exp Total Administrative Expense  Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp Electricity	81,000 2,592 1,200 9,900 540 1,080 360 299,368	2.78% 0.09% 0.04% 0.00% 0.00% 0.34% 0.02% 0.02% 0.04% 0.04% 0.01% 0.05%	29
6336 6331 6346 6346 6351 6365 6365 6370 6380 6380 6380 6380 6380 6380 6380 638	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Acting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administration Exp Total Administrative Expense Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp Electricity Water	81,000 2,592 1,200 9,900 540 1,080 360 299,368	2.78% 0.09% 0.04% 0.00% 0.00% 0.34% 0.02% 0.00% 0.04% 0.01% 10.29%	29
6330 6331 6332 6340 6350 6351 6360 6365 6370 6458 6459 6459 6459 6450 66451 66452	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Acuting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administration Exp Total Administrative Expense  Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp Electricity Water Gas	81,000 2,592 1,200 9,900 540 1,080 360 299,368	2.78% 0.09% 0.04% 0.04% 0.00% 0.34% 0.02% 0.08% 0.04% 0.01% 10.29% 0.05% 1.03% 4.05%	29
6336 6331 6346 6346 6351 6365 6365 6370 6380 6380 6380 6380 6380 6380 6380 638	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Acuting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administration Exp Total Administrative Expense  Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp Electricity Water Gas	81,000 2,592 1,200 9,900 540 1,080 360 299,368 9,000 1,620 30,960 117,990	2.78% 0.09% 0.04% 0.04% 0.00% 0.34% 0.02% 0.08% 0.04% 0.01% 0.01% 0.02%	29
6330 6331 6332 6340 6350 6351 6365 6370 6380 6458 6459 6458 6459 6450 6451 6652 6653	Employee's Apt Allowance Administrative Fees Legal Expense Auditing Fees Bookkeeping/Acuting Fees Telephone Postage & Messenger Bad Debts Meetings & Training Misc Administration Exp Total Administrative Expense  Expenses Electricity - Vacant Units/Emp Gas - Vacant Units/Emp Electricity Water Gas	81,000 2,592 1,200 	2.78% 0.09% 0.04% 0.04% 0.00% 0.34% 0.02% 0.08% 0.04% 0.01% 10.29% 0.06% 1.03% 4.05% 0.02%	29

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	DOWOOD VILLAGE n, California	101		
EA!	SE UP BUDGET 2009-2012			
		36 MONTHS	%10	PERUNIT
			INCOME	COST
	ting Expenses			
	Cleaning Supplies Automobile Expense	360	0.01%	4
6519	Exterminating Contract	9.008	0.62%	5
6520	Exterminating Supplies	9,000	0.90%	89
6525	Garbage & Trash Removal	111,399	3.83%	1103
6529	Апісяла Кераіг		0.00%	0
	Swimming Pool Maintenance	6,300	0.22%	62
	Sweeping Contract		0.00%	0
0469	Cable Television	······································	0.00%	0
	Total Operating Expense	127,590	4.39%	1263
40.00	enance Expenses			
6531	Security - Contracted		8.00%	~
	Security - Payroll		0.00%	0
6532	Fire Extinguishers	400	0.01%	4
	Locks/Keys	366	0.01%	4
8535 2235	Grounds - Payroll		0.00%	· · · · · · · · · · · · · · · · · · ·
33.30 6537	Grounds - Supplies Grounds - Contract	360	0.01%	4
8517	Cleaning - Contracted	52,200	1.79%	517
5510	Cleaning - Payroll	1,020	0.06%	16
5540	Repairs Payroll	90,200	3 10%	893
	Repairs Material	11,150	0.38%	110
	Carpet Maintenance	1,850	0.04%	10
3340 3553	Heating Repairs A/C Maintenance	1,625	0.06%	16
	Plumbing Repairs	12,000	0.41%	119
	Appliance Repairs	7,200 2,040	0.25%	71
5562	Orapes Maintenance	2,280	0.08%	20 23
	Paying		0.00%	
	Painting Supplies	5,400	0.19%	53
	Exterior Painting		0.00%	-0
3339	Painting/Wall Covering Roof Repairs & Maint	18,000	0.62%	178
5560	Decorating Payroll	4,200	0.14%	42
	Repairs Contract	7,080	0.00%	<u>0</u> 70
	Grounds Improvement	5,600	0.19%	55
	Glass & Screen	840	0.03%	8
	Electrical/Lights	2,880	0.10%	29
	Signs	2,340	0.08%	23
	Vehicle/Equip Repairs Towing		0.00%	9
	Misc O/P & Maint Expense		0.00%	0
			0.00%	<u> </u>
	Total Maintenance Expense	328,825	7.87%	2266
xes d	k Insurance			
-	Property Taxes	146,804	5 05%	1454
	Payroll Taxes	26,758	0.92%	265
	Back Property Taxes	37,968	1.31%	376
	Property Liab/Flood Ins	46,875	1.61%	464
	Worker's Compensation	9,845	0.34%	97
	Fulcity Bond Health Insurance	150	601%	
	Other Insurance	17.820	0.61%	176
~~~~	Misc Taxes/Licenses	6,300	0.00%	0 62
				53.2
	Total Taxes & Insurance	292,519	10.05%	2896

MEADOWOOD VILLAGE Dixon, California LEASE UP BUDGET 2009-2012	<u>fot</u>		
		*410	PER UNIT
	36 MONTHS TOTAL	INCOME	COST
Reserve	194,868	3.60%	1038
OTAL EXP. BEFORE FINANCIAL	1,369,430	47.07%	13559
KET Operating Income	1,567,245	53.87%	15517
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	often year in the second se	
NET Operating Income	1,567,245	53.87%	15517
inancial Expense	The second secon	<b></b>	******
6828 Debt Service - 1st TD P/I Debt Service - 2nd TD P/I	856,460	29.44%	8480
6890 Miscellaneous Fin Exp.	***	0.00%	· · · · · · · · · · · · · · · · · · ·
Chapter 11 QTRLY FEE	30,225	1,04%	
Convenience Class		4,377,78	
Total Financial Expense	889,241	30.57%	8804
			***************************************
ess: Curr. Year Capital Additions	***************************************		
CONSTRUCTION:		0.00%	·····
Interior Paint	3,500	0.12%	
Cabinets & Installation	76,514	2.63%	
Tub Eclosures/Shower Doors	7,150	0.25%	
Flooring Bath Med Cabinet & Mirror	86,666	2.98%	
Kitchen/Bath Counters	5,800	0.20%	*****
Window Coverings	61,380	2.11%	
Plumbing Fixtures	13,528	0.46%	*****
Tailets	17,991	0.62%	<del></del>
Kitchen Appliances	67,000	2 30%	
Windows & Screens	4,000	0.14%	
Ceiling Retexture & Drywall	19,000	0.34%	***************************************
Lighting Fixtures/ Ceiling Fans	15,600	0.54%	***************************************
Other (Smoke Detectors, misc)	1,248	0.04%	
Patio Tile / Upper Epoxy Decks	9,220	0 32%	••••••
Door hardware / Baschoards	34,749	1 19%	
Electrical (switches, plates, outlets, the	3,600	0.12%	
1470 Maintenance Equipment		0.00%	0
1486 Floor covering Replacement	*	0.00%	0
1487 Drapery Replacement		0.00%	0
1488 Appliance Replacements		0.00%	0
1489 HVAC Replacements		0.00%	6
1484 Roof Replacements	*	0.00%	0
1430 Building Improvements 1490 Misc. Fixed Assets		0.00%	0
1490 Misc. Fixed Assets		0.00%	0
Total Additions	432,146	14.85%	4279
KT Caek AFTER Finimage and CAPITAL Costs Print to Contributions	245,858	8.45%	2434

Capital Contributions Services	149,628
Accounts 6517, 6537, 6538 & 6540.	
Capital Contributions CASH	60.000

	MEADOWOOD VILLAGE Dixon, California LEASE UP BUDGET 2009-2012	101	
		36 MONTES TOTAL	SCTO PERUNIT
	Month End Cash Balance	455,478	Available Cash
	Note: Actual Cash Bulances		
	This hudget is an estimate only and actual income	i.	Appraised value 7.5% Cap- rate on average last twelve months net operation income
			688,200 0.075
		8,100,000	9,176,005
TON	Income from Homeowner's Dues for monthly share of maintenance and service		
	costs	455,478	455,478
101	Costs and Expenses are annualized and divided by 12	8,555,478	9,631,484

(7,430,478)

(7,430,478)

1,125,000

2,201,005

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#### EXHIBIT 2

### (TREATMENT OF CLASS 2(b) AND 2(c) CLAIMS)

The treatment of the claims in Class 2(b) and 2(c) shall be as follows:

- On the Effective Date, the Senior Loan and the Junior Loan will be reinstated and combined for the convenience of Debtor and the Banks into a single restructured loan (the "Restructured Loan"). The Restructured Loan will continue to be secured by the Real Property and associated personal property as provided in the Deeds of Trust but, since there are no liens on the Real Property having priority between the respective priorities of the Deeds of Trust, for the convenience of Debtor and the Banks, the junior of the Deeds of Trust will be reconveyed as soon as is practicable after the Effective Date and the Restructured Loan will on the Effective Date be deemed fully-secured by the senior of the Deeds of Trust alone (that Deed of Trust, the "Senior Deed of Trust"). For the avoidance of doubt, no change (other than simplification) is intended in the amounts due the Loans or the aggregate security for the Loans by the combining of the Loans into the Restructured Loan and the securing of the Restructured Loan by the Senior Deed of Trust alone.
- 2. The Restructured Loan will mature on December 31, 2011 (the "Maturity Date").
- 3. The Restructured Loan will have an initial principal balance on the Effective Date equal to the sum of (i) the combined principal balances of the Loans as of the Effective Date; and (ii) all accrued but unpaid interest, attorneys' fees and costs, and other amounts due under the Loans as of the Effective Date. The Restructured Loan will be evidenced by four new notes (the "New Notes"):
  - (a) A-1 Note with an initial principal balance on the Effective Date of the principal balance of the Senior Loans on that date;
  - (b) A-2 Note with an initial principal balance on the Effective Date of all accrued but unpaid interest, attorneys' fees and costs, and other amounts due on the Senior Loan on that date;

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- (c) B-1 Note with an initial principal balance on the Effective Date of the principal balance of the Junior Loan on that date; and
- (d) B-2 Note with an initial principal balance on the Effective Date of all accrued but unpaid interest, attorneys' fees and costs, and other amounts due on the Junior Loan on that date.
- 4. Interest will accrue on the New Notes from the Effective Date to the date payments are to begin on the Restructured Loan as set out in paragraph 7 below (the "Payment Commencement Date") at the current non-default rates under each of the existing Loans (i.e., 8.5% for the A-1 Notes and the A-2 Note (those two notes, together, the "A Notes") and 7% for the B-1 Note and the B-2 Note (those two notes, together, the "B Notes")). From and after the Effective Date, accrued but unpaid interest on the A Notes will be added to the principal balance of the A-2 Note, and accrued but unpaid interest on the B Notes will be added to the principal balance of the B-2 Note. For the avoidance of doubt, no interest is anticipated to be paid on any of the New Notes prior to the Payment Commencement Date, and, thereafter, interest is anticipated to be paid only on certain of the New Notes.
- 5. After the Payment Commencement Date, interest will accrue on the New Notes at the following new interest rates (the "New Rates"; and the "New A Notes Rate" and the "New B Notes Rate", respectively). Once set, the New Rates will remain fixed through the Maturity Date. The earlier the Payment Commencement Date occurs, the lower the New Rates will be

Payment Commencement Date	A Notes New Rate	B Notes New Rate
February 15, 2010	6.00%	5.75%
March 15, 2010	6.50%	6.00%
April 15, 2010	7.00%	6.25%
May 15, 2010	7.50%	6.50%
June 15, 2010	8.00%	6.75%
July 15, 2010	8.25%	6.85%
August 15, 2010	8.50%	7.00%

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- 6. Debtor will start the remaining work necessary to renovate the unfinished units of the Real Property to rentable condition in accordance with Exhibit 1 hereto (the "Renovation Work") as soon as possible, and thereafter diligently continue the Renovation Work to completion no later than August 15, 2010 (the "Outside Deadline").
- 7. The Payment Commencement Date will be the earliest of the following dates:
  - (a) the first 15<sup>th</sup> of a month after the Renovation Work has been completed (if the work is completed on the 10<sup>th</sup> of a month, payments start 5 days later, not on the 15<sup>th</sup> of the next month);
  - (b) the 15<sup>th</sup> of any earlier month, before the Renovation Work has been completed, on which Debtor's had voluntarily elected by written notice to the Banks to commence making payments on the Restructured Loan; and
  - (c) the Outside Deadline.
- 8. The minimum required monthly payment on the Restructured Loan beginning on the Payment Commencement Date (the "Minimum Monthly Payment") will be in the amount of a fully amortizing principal and interest payment on the A-1 Note at the New A Notes Rate based on a 25-year amortization schedule (e.g., if the starting principal balance of the A-1 Note is \$5,508,082.60 and the Payment Commencement Date is April 15, 2009, the Minimum Monthly Payment on the Restructured Loan would be \$38,929.98).
- 9. In addition to the Minimum Monthly Payment, all Excess Cash Flow remaining at the end of the prior month will be paid to the Banks on account of the Restructured Loan.

  "Excess Cash Flow" means all cash on hand on the last day of that month in excess of a reserve of \$65,000. The Excess Cash Flow payments would be applied to pay the A-2 Note, the B-1 Note, and the B-2 Note in that order, in each case, first to accrued but unpaid interest and then to principal (including any accrued but unpaid interest that has been added to the principal balance thereof after the Effective Date).
- 10. The Real Property must continue to be managed by the current property manager (the Natoma Company) (the "Property Manager"), and all rents and other income from the Real Property would be deposited to a cash management account—the segregated account

referenced in Sections 9.2.2 and 9.2.3 of the Plan above—at Bank of Sacramento. So long as there are no uncured defaults, Debtor, through the Property Manager, will be permitted to use the rents and other income from the Real Property by disbursements from the cash management account to pay its management and operating expenses and for the Renovation Work under the Budget as provided in Section 9.2.3 of the Plan above, and to make payments due on the Restructured Loan.

11. The Loan Documents for the Senior Loan will remain in effect but be modified as of the Effective Date by a Loan Modification Agreement to reflect the foregoing and the matters addressed below (including modifying the Senior Loan Deed of Trust to secure the A Notes and the B Notes). The New Notes will replace the existing notes evidencing the Loans. The Debtor and Banks will enter into a Cash Management Agreement governing the deposit of the rents and other income from the Real Property to the cash management account and the disbursement of the funds therein. The Banks will have a security interest in the cash management account to secure the Restructured Loan. The Restructured Loan Documents will consist of the Loan Documents for the Senior Loan as modified by the Loan Modification Agreement, the New Notes, the Loan Modification Agreement, a modification of the Senior Deed of Trust, and the Cash Management Agreement (the foregoing, the "Core Restructured Loan Documents"), together with those ancillary agreements, certificates, instructions, and authorizations reasonably requested by the Banks. The Core Restructured Loan Documents have not yet been drafted or agreed by Debtor or the Banks, and agreement on the form and substance of such documents is a condition precedent for confirmation of the Plan. The existing Loan Documents for the Junior Loan will be cancelled (without, however, terminating Debtor's obligations and liabilities thereunder, which obligations and liabilities, from and after the Effective Date. will be evidenced, governed, and secured by the Restructured Loan Documents). Debtor will file the forms of the Core Restructured Loan Documents (to the extent that they are new documents rather than the Loan Documents for the Senior Loan) in the Case not later than five court days prior to the hearing on confirmation of this Plan.

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	any such liens or security interests as it may desire, and Debtor shall cooperate therewith
	(e.g., recording the modification of the Senior Deed of Trust).
16.	Except as expressly provided herein, as between the Banks, the treatment of all accruals
	on, capitalizations with respect to, payments on, and collections with respect to the
	Restructured Loan, those matters will be governed by an intercreditor agreement between
	the Banks, under which Pacific Coast Bankers' Bank shall be designated as the initial
	agent for the Banks, and shall not affect Debtor. The Banks may from time to time
	designate in writing to Debtor a successor agent to the then-designated agent for the
	Banks. All payments made by Debtor under or with respect to the Restructured Loan shall
	be made to the then-designated agent for the Banks and those payments shall be deemed
	to satisfy Debtors payment obligations under the Restructured Loan as to those payments.
17.	A condition to the effectiveness of the Loan Modification Agreement is that Andrews and
	the Banks sign and deliver a mutually acceptable settlement agreement relating to
	Andrews's guarantees of the Loans.

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